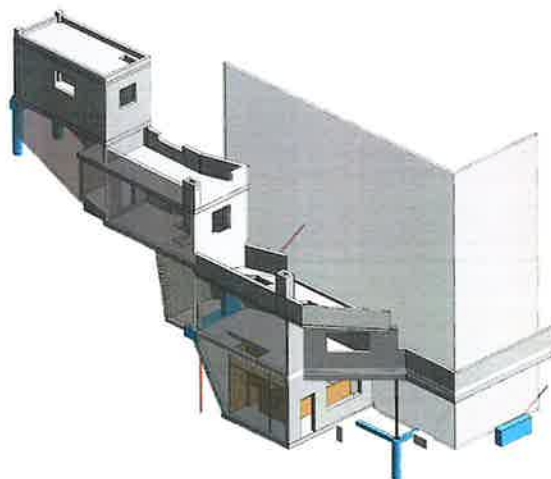


Seismic Retrofit Over 67%NBS
34 Upland Road, Flat E, Kelburn
Marilyn Wallace
Structural Drawings
223303



Drawing Schedule									
Category	Number	Name	Location	Type	Size	Phase	Revision	Date	
-DR-	000	Cover			@A3	CONSTRUCTION MONITORING (CM)	CM2	06/01/25	
-DR-	001	General Notes			@A3	CONSTRUCTION MONITORING (CM)	CM1	11/12/24	
-DR-	099	Location Plan	First Floor	Plan	@A3	CONSTRUCTION MONITORING (CM)	CM1	11/12/24	
-DR-	100	Site	First Floor	Plan	@A3	CONSTRUCTION MONITORING (CM)	CM1	11/12/24	
-DR-	100a	Site (Encroachment)	First Floor	Plan	@A3	CONSTRUCTION MONITORING (CM)	CM1	11/12/24	
-DR-	101	Foundation	Below Ground Floor	Plan	@A3	CONSTRUCTION MONITORING (CM)	CM1	11/12/24	
-DR-	105	Vertical Structure	Ground Floor	Plan	@A3	CONSTRUCTION MONITORING (CM)	CM1	11/12/24	
-DR-	110	Beams/Slabs	First Floor	Plan	@A3	CONSTRUCTION MONITORING (CM)	CM1	11/12/24	
-DR-	115	Vertical Structure	First Floor	Plan	@A3	CONSTRUCTION MONITORING (CM)	CM1	11/12/24	
-DR-	120	Beams/Slabs	Second Floor	Plan	@A3	CONSTRUCTION MONITORING (CM)	CM1	11/12/24	
-DR-	125	Vertical Structure	First Floor	Plan	@A3	CONSTRUCTION MONITORING (CM)	CM1	11/12/24	
-DR-	130	Beams/Slabs	Second Floor	Plan	@A3	CONSTRUCTION MONITORING (CM)	CM1	11/12/24	
-DR-	135	Vertical Structure	First Floor	Plan	@A3	CONSTRUCTION MONITORING (CM)	CM1	11/12/24	
-DR-	140	Beams/Slabs	First Floor	Plan	@A3	CONSTRUCTION MONITORING (CM)	CM1	11/12/24	
-DR-	201	Longitudinal	Building	Section	@A3	CONSTRUCTION MONITORING (CM)	CM1	11/12/24	
-DR-	202	Longitudinal	Building	Section	@A3	CONSTRUCTION MONITORING (CM)	CM1	11/12/24	
-DR-	203	Longitudinal	Building	Section	@A3	CONSTRUCTION MONITORING (CM)	CM1	11/12/24	
-DR-	250	Transverse	Building	Section	@A3	CONSTRUCTION MONITORING (CM)	CM1	11/12/24	
-DR-	251	Transverse	Building	Section	@A3	CONSTRUCTION MONITORING (CM)	CM1	11/12/24	
-DR-	252	Transverse	Building	Section	@A3	CONSTRUCTION MONITORING (CM)	CM1	11/12/24	
-DR-	253	Transverse	Building	Section	@A3	CONSTRUCTION MONITORING (CM)	CM1	11/12/24	
-DR-	401	Foundation	Below Ground Floor	Details	@A3	CONSTRUCTION MONITORING (CM)	CM1	11/12/24	
-DR-	411	Foundation	Below Ground Floor	Details	@A3	CONSTRUCTION MONITORING (CM)	CM1	11/12/24	
-DR-	431	Foundation	Below Ground Floor	Details	@A3	CONSTRUCTION MONITORING (CM)	CM2	06/01/25	
-DR-	501	Framing	Below Ground Floor	Details	@A3	CONSTRUCTION MONITORING (CM)	CM1	11/12/24	
-DR-	601	3D Visualization	Building	3D Views	@A3	CONSTRUCTION MONITORING (CM)	CM1	11/12/24	
-DR-	701	3D Visualization	https://autode.sk/3ZNOFKk	3D Link	Link	CONSTRUCTION MONITORING (CM)	CM1	11/12/24	
-DR-	702	Electronic CAD Transfer Disclaimer		Disclaimer		CONSTRUCTION MONITORING (CM)	CM1	11/12/24	

January 2025

General		Construction methodology/temporary works	Steelwork	Concrete	Construction Monitoring																																		
1. The structural drawings shall be read in conjunction with any other consultant's drawings & specifications and with such other instructions as may be issued during the course of the contract. The specification and drawings take precedence over these notes and details. 2. Materials and workmanship shall be in accordance with the New Zealand Building Code, the current edition of the relevant New Zealand standards, including associated standards, and local authority regulations except where varied by the contract documents.		1. During construction, the contractor shall be responsible for maintaining the structure in a stable condition and ensuring no parts shall be overstressed under construction activities. This includes all existing structures forming part of, or affected by, the works. 2. The Contractor shall design and provide propping to support all cast in-situ and precast concrete work until concrete has reached the required strength to be self-supporting. 3. If during construction any parts of the works show signs of distress, excessive deflection, conflict of components or other problems, the Contractor shall immediately notify the Engineer who shall investigate and issue instructions as are considered necessary. 4. No services excavations shall be formed within a 1:1 line of the undersides of any foundation unless specifically instructed by the Engineer.	1. Materials and workmanship shall be in accordance with NZS 3404:1997. Welding shall comply with AS 1554.1 in conjunction with NZS 3404 Appendix D. 2. Baseplates shall bear directly on 25mm nominal thickness dry pack mortar unless otherwise noted. 3. Hollow section members shall be capped and all joints sealed. 4. Unless otherwise specified, all steelwork shall be painted with one coat of an approved zinc phosphate primer in accordance with the manufacturer's recommendations. Preparation of the steel surface for painting shall be in accordance with BS 7079, part A1, condition St2 unless noted otherwise in the Manufacturer's recommendations. 5. Do not paint steelwork to be encased in concrete, or to be subsequently welded (e.g. top flange of composite steel beams) 6. All external steelwork to be either hot dipped galvanised and seal coated after fabrication, or painted to an external painting specification. For hot dip galvanised items allow for tolerances, vent holes etc. Vent holes shall be sealed after galvanising. 7. All external steel in contact with exposed timber to have 150 microns of epoxy powder coating or high build epoxy coating. 8. All connections splices and baseplates shall be to HERA report R4 - 100 as shown typically on the drawings unless specifically noted or detailed. 9. Bolts shall generally be snug fit high strength bolts to AS 1252:1996. Bolts designated Mxx/8.8 shall be high strength bolts to AS 1252 fully tensioned in accordance with NZS 3404. 10. Holding down bolts and cast-in items shall be set accurately by template for position, plumb and level before concreting. 11. Washers, tapered where necessary, are to be used under bolt heads and nuts. 12. Unless noted otherwise on the drawings, all joints are to be fillet welded on all their contact edges with a 6mm fillet weld. All fillet welds shall be category G.P. to the AS/NZS 1554.1 and in accordance with NZS 3404. All butt joints on structural members shall be full penetration butt welds. All butt welds shall be category S.P. to AS/NZS 1554.1 and in accordance with NZS 3404. 13. Welds to be continuous single bevel butt or 5mm continuous fillet welds (6mm for manual welds) as appropriate unless otherwise noted. 14. All welding is to be carried out by a licensed welder. 15. All stiffeners to be 6mm fillet weld all round. 16. All member connection to be full penetration butt weld. 17. All exposed steel fixings to be stainless steel.	1. All concrete shall be 25 MPa strength, UNO. 2. Sizes of concrete elements do not include thickness of applied finishes. 3. No penetrations, chases or embedment of pipes other than those shown on the structural drawings shall be made in concrete members without the prior approval of the engineer. 4. Construction joints where not shown on drawings shall be located to the approval of the Engineer. 5. For the cases in which a construction joint is required due to unexpected circumstances. The contractor must inform the Engineer. General procedures of preparing for a construction joint include (but are not limited to) the following: a) Roughen up inter-surface to improve concrete binding by chipping back the old concrete to expose fresh aggregate and covering it with a coat of epoxy resin adhesive just before new concrete is placed. b) Residual concrete on steelwork must be cleaned off before new concrete is poured. c) An additive approved by the Engineer is permitted to increase the flowability of the concrete and binding between the old and fresh concrete. 6. Splices in reinforcement shall be made only in the position shown on the drawings or as otherwise approved by the Engineer. Splice lengths shall not be less than specified in the table below UNO. 7. For round bars, splice lap length to be twice the splice length for deformed bars. 8. Where main bars are offset (i.e. cranked laps), the slope of the inclined bar shall not be greater than 1 in 6. 9. Slab reinforcement shall be supported on chairs or other approved methods. Starters shall be tied in place. 10. Do not bend steel on-site without approval from Engineer. 11. Do not re-bend reinforcing on-site. 12. Reinforcing shall not be welded. 13. Refer to NZS 3109 for minimum diameter of bends for main bars, hooks, stirrups and ties. 14. Cover distances are to be as specified within the table below UNO.	1. A construction observation certificate, PS4, will not be issued for any work DTCE Ltd has not monitored during construction. 2. DTCE will assume the Client has given the builder authority to instruct on the commencement of construction monitoring, unless instructed otherwise. 3. A PS3 is required from the contractor for each part. 4. Provide at least 24 hours (48 hours preferred) notice of any site visits required. 5. The level of construction monitoring required is CM3: Review, to an extent agreed with the client, random samples of important work procedures, for compliance with the requirements of the plans and specifications and review important completed work prior to enclosure or on completion as appropriate. Be available to provide the contractor with technical interpretation of the plans and specifications. 6. DTCE will visit site at the following key stages: Demolition - once complete. Excavation & drilling - at commencement and completion. Pile driving - after 10% are in place. Fill - at commencement; after the first layer has been compacted; at completion before DPM is placed. Steel - review shop drawings; once complete, before enclosure. Timber SED bracing - once complete, before enclosure. pre-line for hold-downs; post-line for fixing pattern. In-situ concrete - after steel placement; before each pour. Precast concrete - review shop drawings. view reinforcing for 10% of the panels. Bolts and fixings - review method statement; installed bolts & fixings; before enclosure.																																		
Site & Setting Out 1. Contractor to confirm on-site all setting out, ribs, rebates, set-downs and the like. 2. All dimensions relevant to setting out and off-site work shall be verified by the contractor before construction and fabrication is commenced. The Engineer's drawings shall not be scaled. 3. All discrepancies shall be referred to the principal consultant or the Engineer before proceeding with the work. 4. Existing services are shown indicatively only. Before construction commences it is the Contractor's responsibility to locate the position and depth of all services that could be adversely affected by their operations. Inform Engineer of any variations.		Piling & Earthworks 1. The builder is to notify the Engineer if it is suspected that the ground beneath the foundations will not achieve 'good ground' as specified by NZS3604:2011. 2. Drilling and/or driving logs for all piles are to be supplied to the engineer for approval before commencement of the foundations. 3. Temporary cuts & shoring to be in accordance with Work Safe Excavation Safety Good practice guidelines. Detailed implementation to be planned by contractor. 4. Excavations & temporary retaining work is to be executed in line with the design philosophy. 5. Contractor is to submit excavation & construction sequence to contract administration for approved before commencing work.	<table><tr><th>Documents Phases</th><th>Revisions</th></tr><tr><td>1. Concept Design (CD)</td><td>CD1, CD2, CD3 ...</td></tr><tr><td>2. Building Consent (BC)</td><td>BC1, BC2, BC3 ...</td></tr><tr><td>3. Construction Monitoring (CM)</td><td>CM1, CM2, CM3 ...</td></tr></table>			Documents Phases	Revisions	1. Concept Design (CD)	CD1, CD2, CD3 ...	2. Building Consent (BC)	BC1, BC2, BC3 ...	3. Construction Monitoring (CM)	CM1, CM2, CM3 ...																										
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Selections 1. The drawings show the design intent. Shop detailing is the responsibility of the Contractor. 2. Where proprietary products are specified in the documents, the Contractor may submit an alternative product for approval. 3. Proprietary precast components referred to on these drawings shall be designed and detailed by the supplier and a copy of the documentation submitted to the Engineer for approval.		Foundations 1. All slabs and footings for timber construction are to comply with NZS3604 UNO. 2. All slabs and footings for blockwork construction are to comply with NZS4229 and NZS4230 UNO 3. Slabs on ground shall be sawcut ¼ of slab thickness to the layout on the drawings or 5m x 5m maximum grids between 24 and 48 hours after pouring. Alternative mesh wire or bars shall be cut back 50mm from each side of the joint. No laps shall occur at joints. 4. All penetrations through concrete slabs shall be trimmed by 1-HD12 bar to each edge of the penetrations. Trimmer bars to extend 600mm beyond the return of the penetration.	<table><tr><th colspan="3">Splice Lap Length for Deformed Grade 500 Reinforced steel (mm)</th></tr><tr><th></th><th>For 25MPa concrete</th><th>For Masonry</th></tr><tr><td>10</td><td>500</td><td>750</td></tr><tr><td>12</td><td>600</td><td>900</td></tr><tr><td>16</td><td>800</td><td>1200</td></tr><tr><td>20</td><td>1000</td><td>1500</td></tr><tr><td>25</td><td>1250</td><td>1800</td></tr><tr><td>32</td><td>1600</td><td>2300</td></tr></table>			Splice Lap Length for Deformed Grade 500 Reinforced steel (mm)				For 25MPa concrete	For Masonry	10	500	750	12	600	900	16	800	1200	20	1000	1500	25	1250	1800	32	1600	2300										
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Abbreviations used FF Far face NF Near face TT Top top (rebar) TB Top bottom (rebar) BT Bottom top (rebar) BB Bottom bottom (rebar) R# Round bar (300MPa), # denotes bar diameter D# Deformed bar (300 MPa), # denotes bar diameter HD# Deformed bar (500MPa), # denotes bar diameter R# Round bar (300MPa), # denotes bar diameter EW Each way T&B Top and bottom NTS Not to scale #FWAR Fillet weld all-round, # denotes weld depth FPBW Full penetration butt weld GP General purpose weld SP Structural purpose weld PC Pre-cast (panel) UNO Unless noted otherwise COS Confirm on site # Cover to steel, # denotes concrete over depth		Blockwork 1. All blockwork shall be directly supervised by a registered Mason who shall provide continuous inspection. 2. All masonry within the building structure is grade B as defined in NZS 4230:2004. 3. All masonry is laid in running bond configuration unless noted otherwise. 4. The masonry shall be all cores filled with 25 MPa grout. 5. Control joints should be provided at maximum 6.0m centres and in accordance with NZS 4229:2013. Where not shown on the drawings, the joints should be located to the approval of the Engineer. 6. Use high lift method with mechanical vibrator. Add expansive agent such as Cavex to grout when grout arrives on site. 7. Chasing of load bearing masonry units is not permitted without the prior approval of the Engineer. 8. Bottom course upside-down bond beam with clean-out ports full face-2400.	Foundation Step Detail 1:20																																				
		Timber 1. All timber construction shall be as per NZS 3604:2011 Timber Framed Buildings UNO. 2. All timber shall be SG8 UNO. 3. Timber shall be provided with a minimum seating of 45mm. 4. All propriety fixings (i.e. joist hangers, straps) shall be installed in accordance with the manufacturer's recommendations, with the correct number of nails to achieve the required capacity. 5. All bolts shall be installed along the member centreline. A minimum edge distance of 100mm shall be maintained UNO. 6. All timber in contact with concrete is to have a layer of DPC. 7. All bolts through timber to have 50x50x3 square washers UNO.	Foundation Return Detail 1:20																																				
			<table><tr><th>Exposure Situation</th><th>25 MPa</th><th>40 MPa</th></tr><tr><td>Direct contact with soil</td><td>75</td><td>75</td></tr><tr><td>DPM protection to soil</td><td>50</td><td>50</td></tr><tr><td>Dry, internal location</td><td>35</td><td>20</td></tr><tr><td>Open to airborne salts</td><td>55</td><td>40</td></tr></table>			Exposure Situation	25 MPa	40 MPa	Direct contact with soil	75	75	DPM protection to soil	50	50	Dry, internal location	35	20	Open to airborne salts	55	40																			
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DTCE 04-475 7933 Floor 1, 11 Broderick Road, Johnsonville, Wellington 6037 Info@dtce.co.nz	REVISION																																						
	CM1																																						



Notes:

1. Do not scale from this drawing.
Check all dimensions on site.



0
201
Location Plan
1:200

CONSTRUCTION MONITORING (CM)

CM1	For Construction Monitoring	11/12/24
BC4	For Building Consent (RFI)	27/11/24
BC3	For Building Consent (Encroachment)	06/11/24
BC2	For Building Consent (Var: Garage Amendment)	30/10/24
BC1	RFI (For Building Consent)	27/09/24
REV.	PURPOSE	DATE



CLIENT
Marilyn Wallace

PROJECT
Seismic Retrofit Over 67%NBS
34 Upland Road, Flat E, Kelburn
Wellington

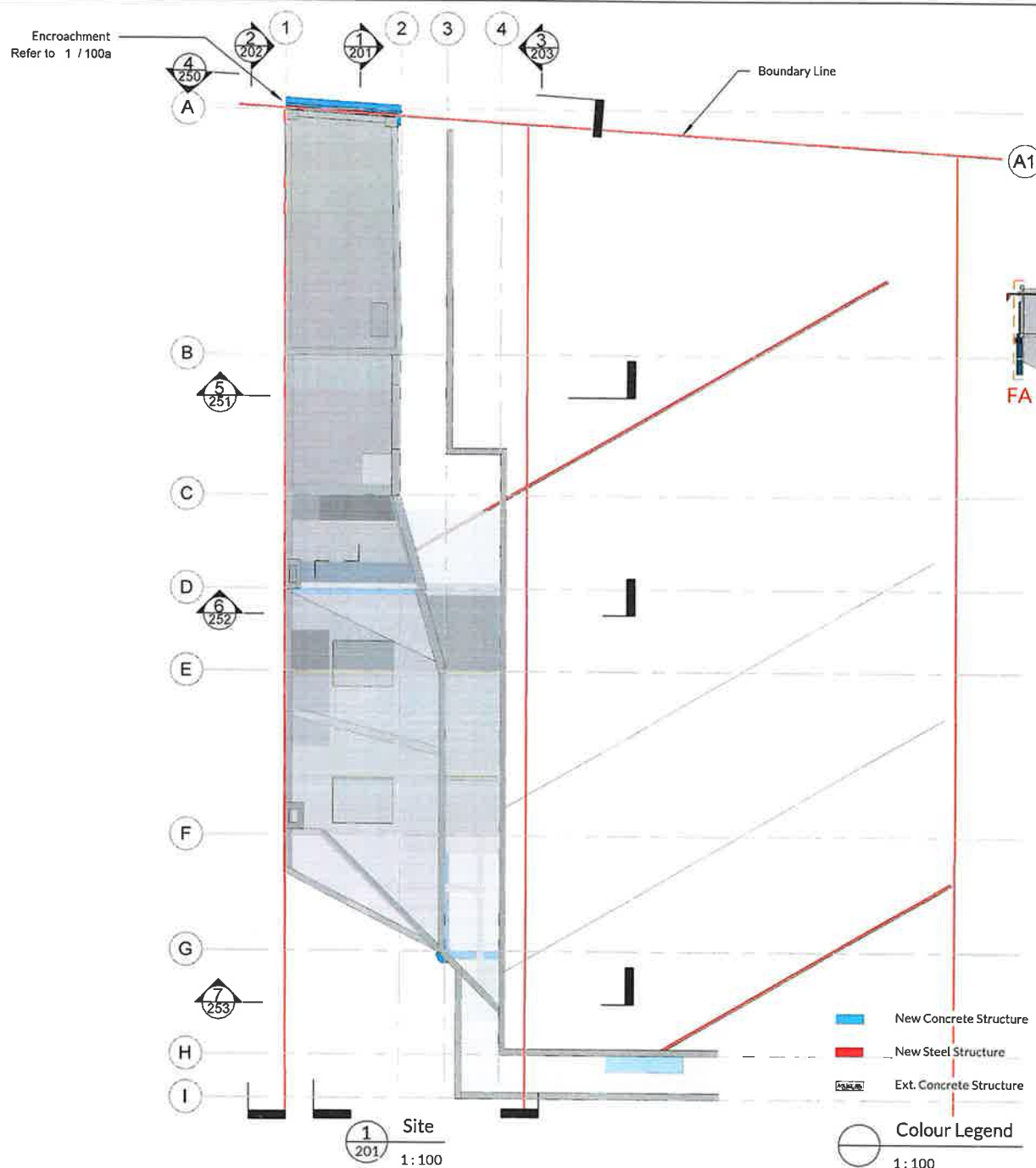
DRAWING
Location Plan
First Floor
Plan

SHEET
223303 - DR - 099
SCALE 1:200 @A3

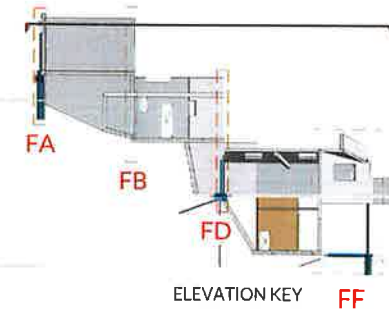
Drawn by IVA
Designed by ARW
Approved by MJB

DTCE
04-475 7933
Floor 1, 11 Broderick Road, Johnsonville, Wellington 6037
info@dtce.co.nz

REVISION
CM1



1. Do not scale from this drawing. Check all dimensions on site.
2. All exposed steel fixings to be stainless steel.
3. All exposed steel work to be hot dip galvanized as per SNZTS 3404-2018.
4. All concrete wall and roof cracks to be repaired by a concrete specialist. Reinforcing to be exposed and treated/replaced.

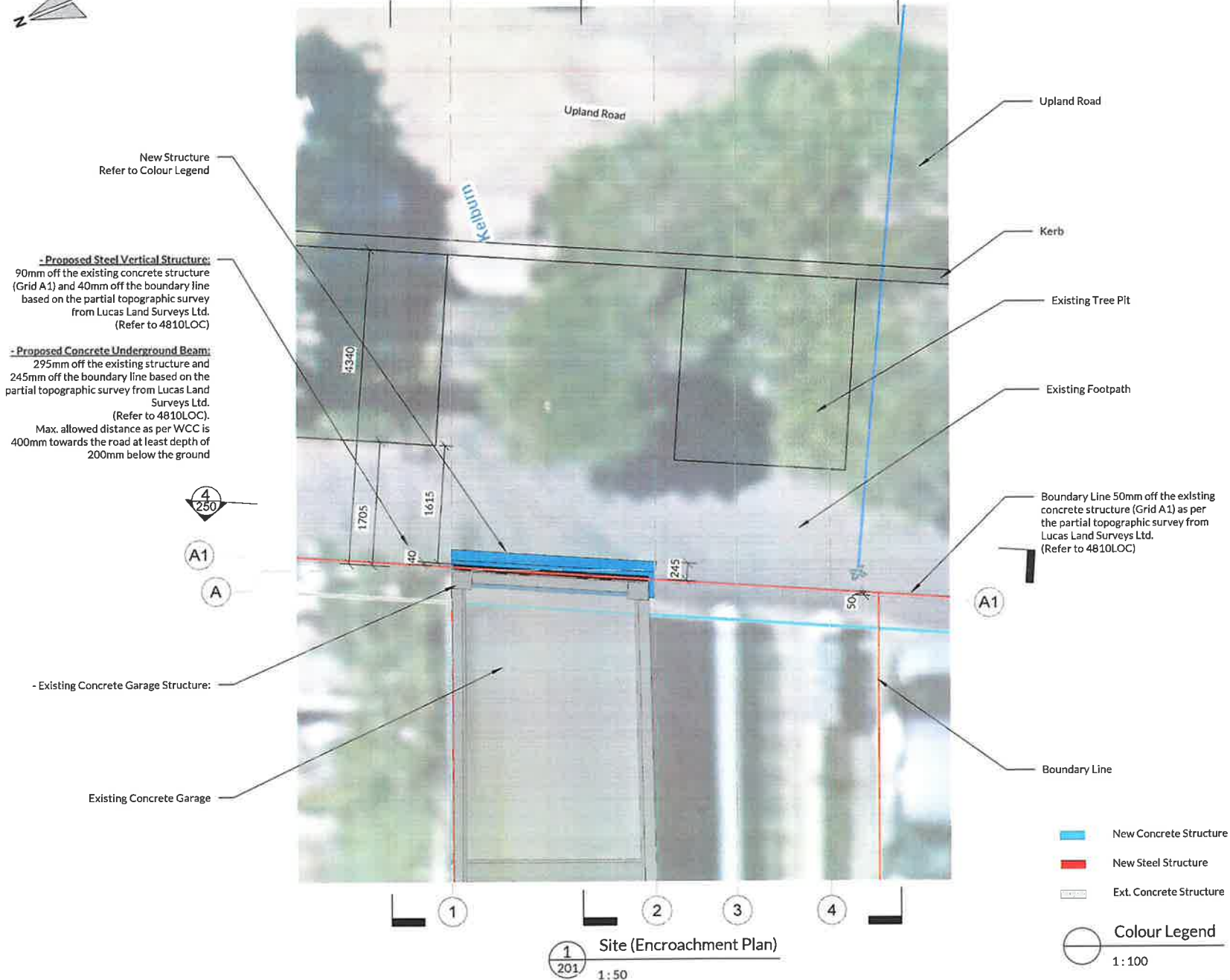


CONSTRUCTION MONITORING (CM)		
CM1	For Construction Monitoring	11/21/24
BC6	For Building Consent (RFI)	27/11/24
BC5	For Building Consent (Encroachment)	06/11/24
BC4	For Building Consent (Van/Garage Amendment)	20/10/24
BC3	RFI (For Building Consent)	27/09/24
REV. PURPOSE		DATE
		
CLIENT		
Marilyn Wallace		
PROJECT		
Seismic Retrofit Over 67%NBS 34 Upland Road, Flat E, Kelburn Wellington		
DRAWING		
Site First Floor Plan		
SHEET		
223303 - DR - 100		
Floor 1, as indicated @A3		
	Drawn by	IYA
	Designed by	ARW
	Approved by	MJB
DTCE 04-475 7933 Floor 1, 11 Broderick Road, Johnsonville, Wellington 6037 info@dtce.co.nz		REVISION CM1

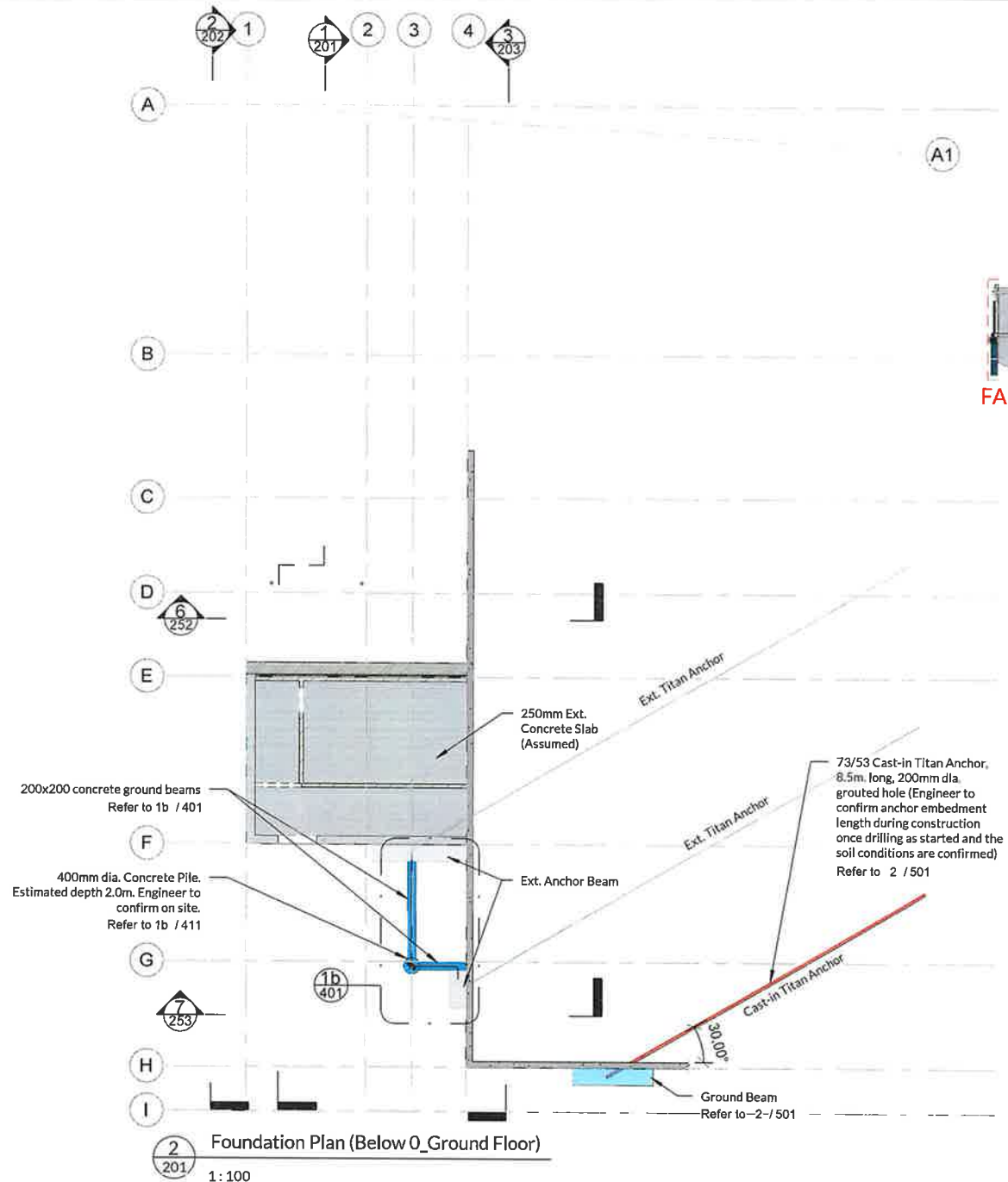


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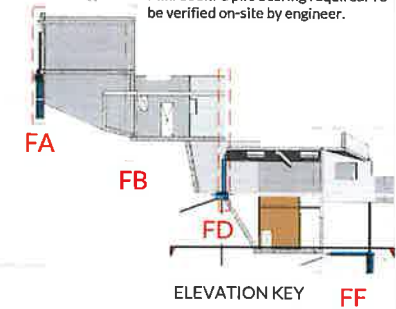


CONSTRUCTION MONITORING (CM)			
CM1	For Construction Monitoring	11/12/24	
BC2	For Building Consent (RFI)	27/11/24	
BC1	For Building Consent (Encroachment)	06/11/24	
REV.	PURPOSE	DATE	
DTCE STRUCTURAL ENGINEERS			
CLIENT Marilyn Wallace			
PROJECT Seismic Retrofit Over 67%NBS 34 Upland Road, Flat E, Kelburn Wellington			
DRAWING Site (Encroachment) First Floor Plan			
SHEET 223303 - DR - 100a SCALE As indicated @A3		Drawn by Designed by Approved by	IWA ARW MJB
DTCE 04-475 7933 Floor 1, 11 Broderick Road, Johnsonville, Wellington 6037 info@dtce.co.nz			REVISION CM1



Notes:

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4. All concrete wall and roof cracks to be repaired by a concrete specialist. Reinforcing to be exposed and treated/replaced.
5. Min. 300kPa pile bearing required. To be verified on-site by engineer.



ELEVATION KEY

- New Concrete Structure
 - New Steel Structure
 - Ext. Concrete Structure
 - Colour Legend
- 1 : 100

CONSTRUCTION MONITORING (CM)

CM1	For Construction Monitoring	11/12/24
BC3	RFI (For Building Consent)	27/09/24
BC2	For Building Consent	11/09/24
BC1	For Building Consent	04/07/24
CD2	For Review	30/04/24
REV.	PURPOSE	DATE



CLIENT
Marilyn Wallace

PROJECT
Seismic Retrofit Over 67%NBS
34 Upland Road, Flat E, Kelburn
Wellington

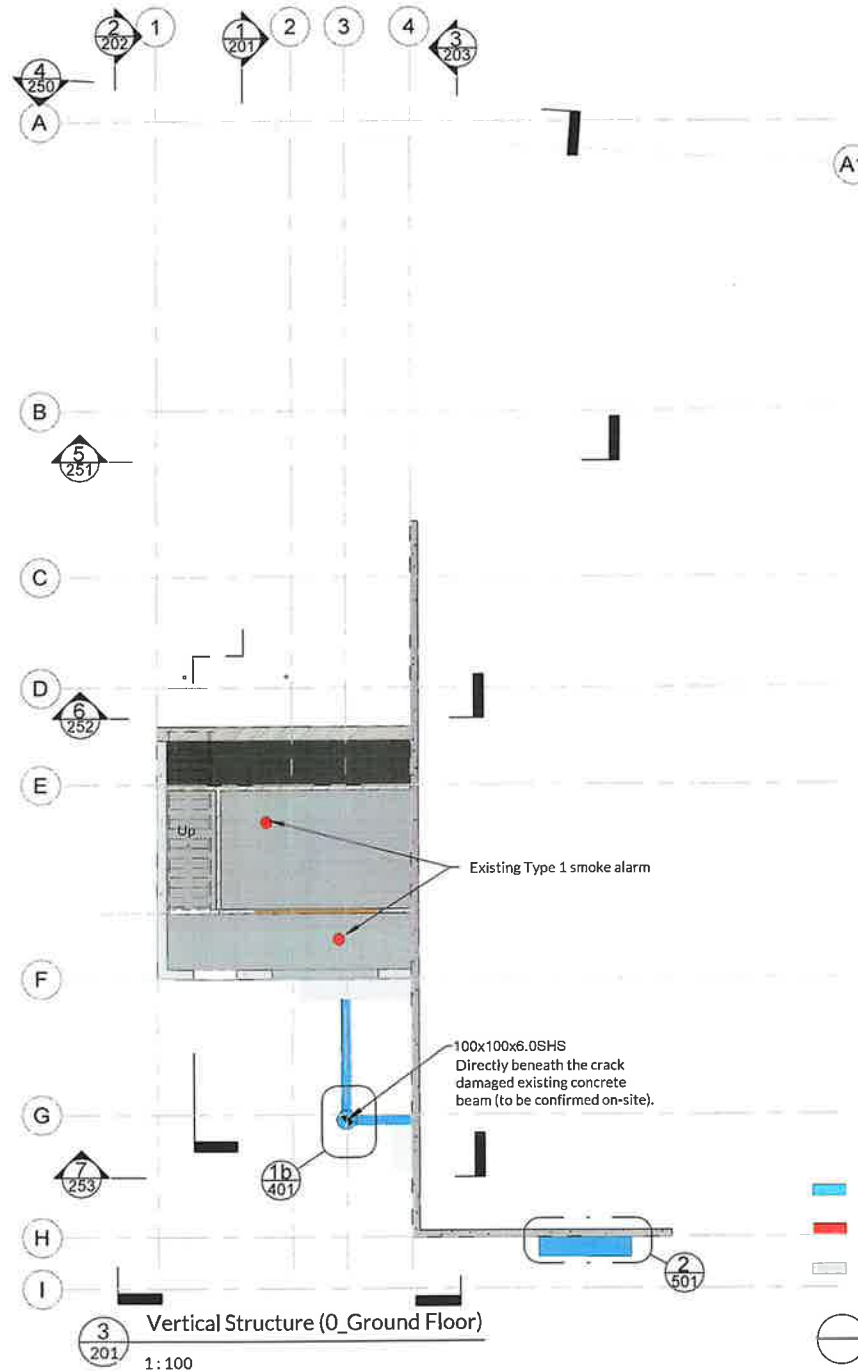
DRAWING
Foundation
Below Ground Floor
Plan

SHEET
223303 - DR - 101
SCALE As indicated @A3

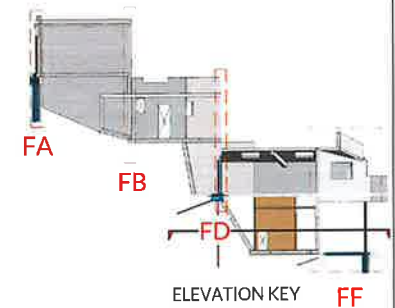
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info@dtce.co.nz

Drawn by IVA
Designed by ARW
Approved by MJB

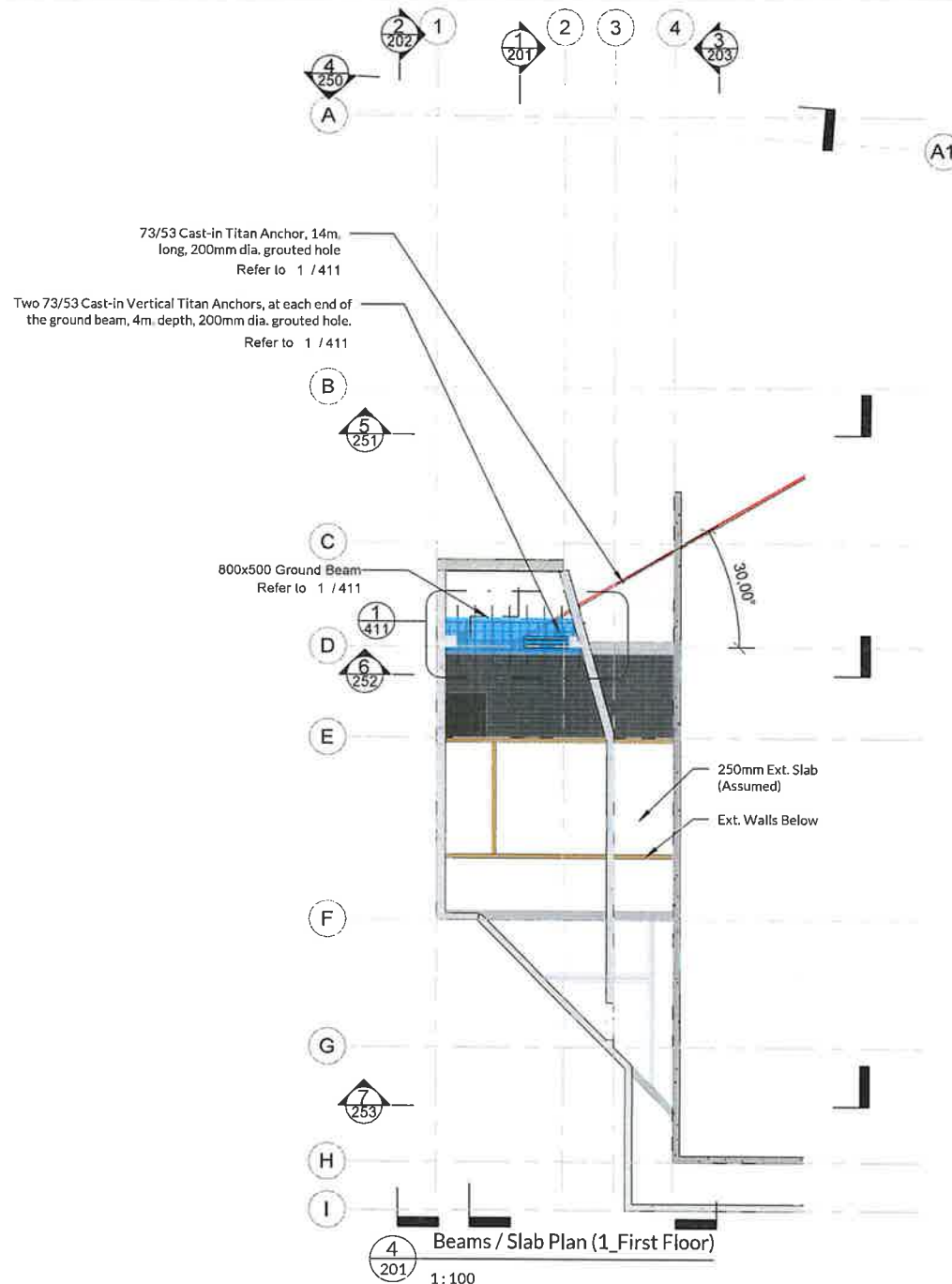
REVISION
CM1



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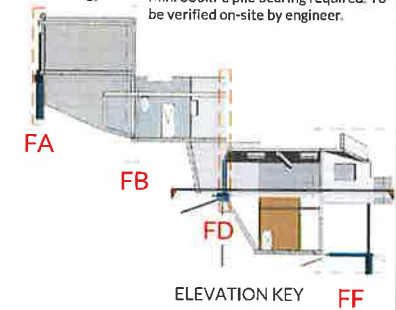


CONSTRUCTION MONITORING (CM)		
CM1	For Construction Monitoring	11/27/24
BC3	RFI(For Building Consent)	27/09/24
BC2	For Building Consent	11/09/24
BC1	For Building Consent	04/07/24
CD2	For Review	30/04/24
REV.	PURPOSE	DATE
		
CLIENT		
Marilyn Wallace		
PROJECT		
Seismic Retrofit Over 67%NBS 34 Upland Road, Flat E, Kelburn Wellington		
DRAWING		
Vertical Structure Ground Floor Plan		
SHEET		Drawn by Designed by Approved by
223303 - DR - 105 SCALE As indicated @A3		IVA ARW MJM
DTCE 06-475 7933 Floor 1, 11 Broderick Road, Johnsonville, Wellington 6037 info@dtce.co.nz		REVISION CM1



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CONSTRUCTION MONITORING (CM)

CM1	For Construction Monitoring	11/12/24
BC2	RFI (For Building Consent)	27/09/24
BC1	For Building Consent	04/07/24
CD2	For Review	30/04/24
CD1	For Review	15/03/24
REV.	PURPOSE	DATE



CLIENT
Marilyn Wallace

PROJECT
Seismic Retrofit Over 67%NBS
34 Upland Road, Flat E, Kelburn
Wellington

DRAWING
Beams/Slabs
First Floor
Plan

SHEET
223303 - DR - 110
SCALE As indicated @A3

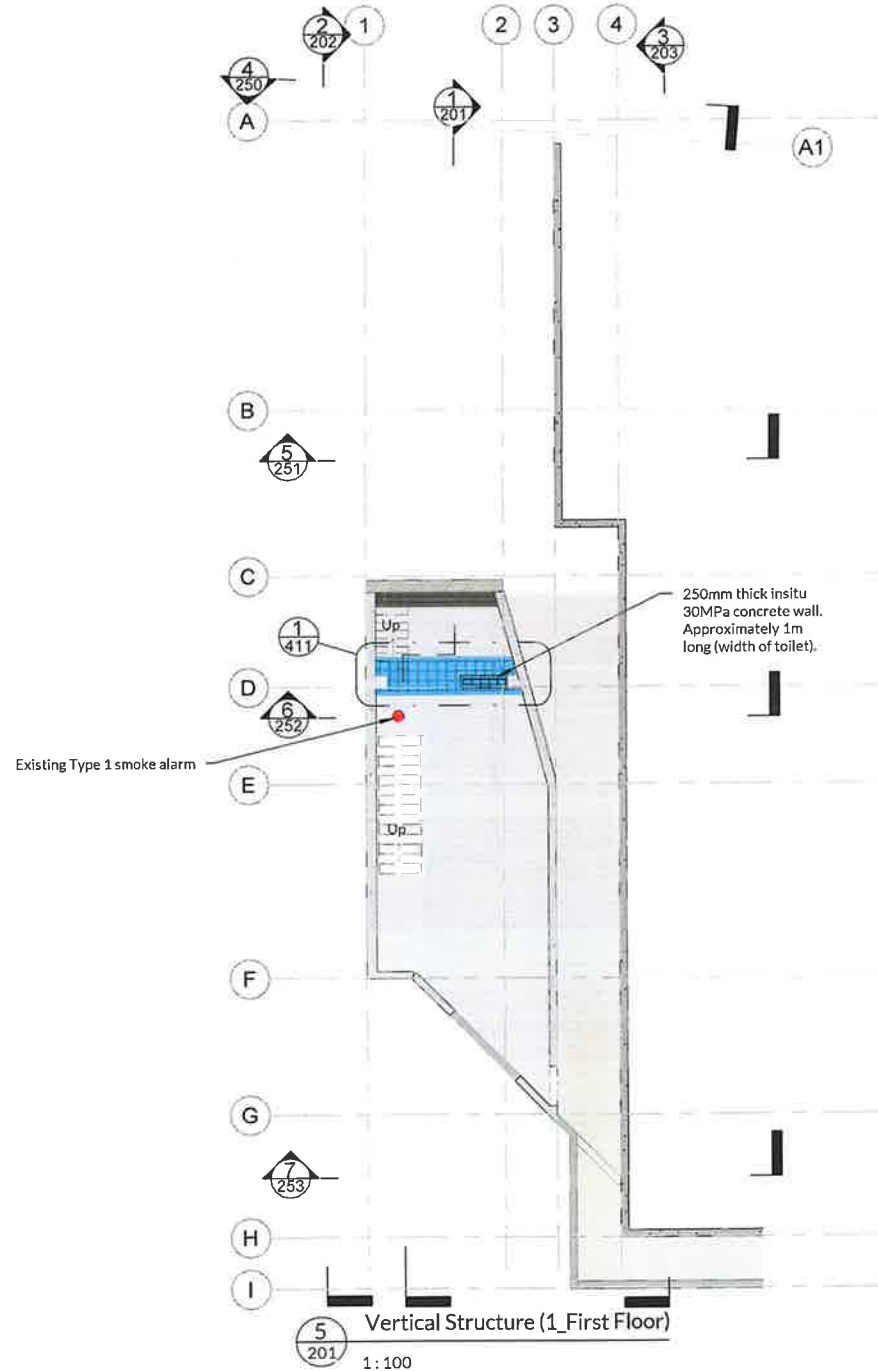
Drawn by IVA
Designed by ARW
Approved by MJB

DTCE
04-475 7933
Floor 1, 11 Broderick Road, Johnsonville, Wellington 6037
info@dtce.co.nz

REVISION
CM1

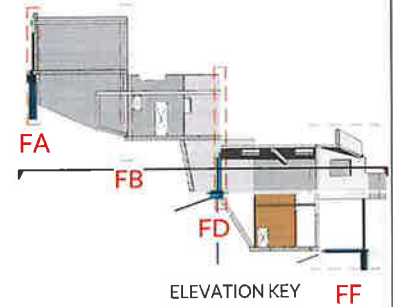
- New Concrete Structure
- New Steel Structure
- Ext. Concrete Structure

Colour Legend
1:100



Notes:

1. Do not scale from this drawing. Check all dimensions on site.
2. All exposed steel fixings to be stainless steel.
3. All exposed steel work to be hot dip galvanized as per SNZTS 3404-2018.
4. All concrete wall and roof cracks to be repaired by a concrete specialist. Reinforcing to be exposed and treated/replaced.



CONSTRUCTION MONITORING (CM)

CM1	For Construction Monitoring	11/12/24
BC1	For Building Consent	04/07/24
CD2	For Review	30/04/24
CD1	For Review	15/03/24
REV	PURPOSE	DATE



CLIENT
Marilyn Wallace

PROJECT
Seismic Retrofit Over 67%NBS
34 Upland Road, Flat E, Kelburn
Wellington

DRAWING
Vertical Structure
First Floor
Plan

SHEET
223303 - DR - 115
SCALE As indicated @A3

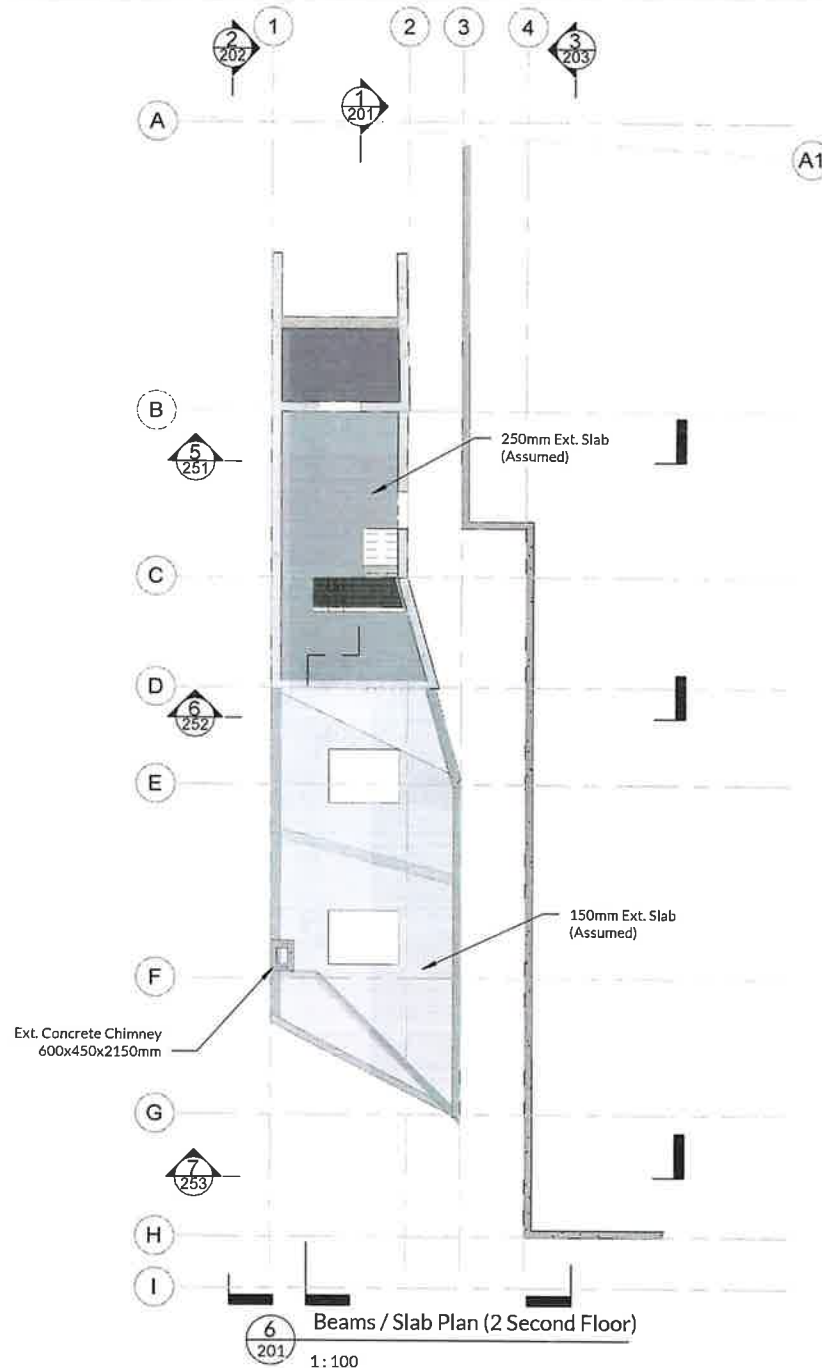
Drawn by
Designed by
Approved by
IVA
ARW
MJB

DTCE
04-475 7933
Floor 8, 35 Frederick Road, Johnsonville, Wellington 6032
info@dtce.co.nz

REVISION
CM1

- New Concrete Structure
- New Steel Structure
- Ext. Concrete Structure

Colour Legend
1 : 100



Beams / Slab Plan (2 Second Floor)

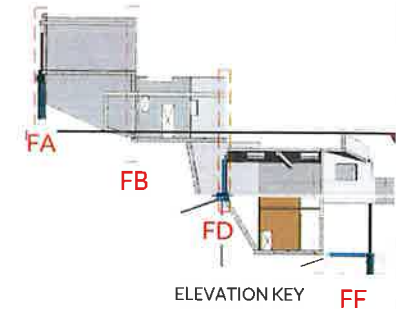
1:100

- New Concrete Structure
- New Steel Structure
- Ext. Concrete Structure

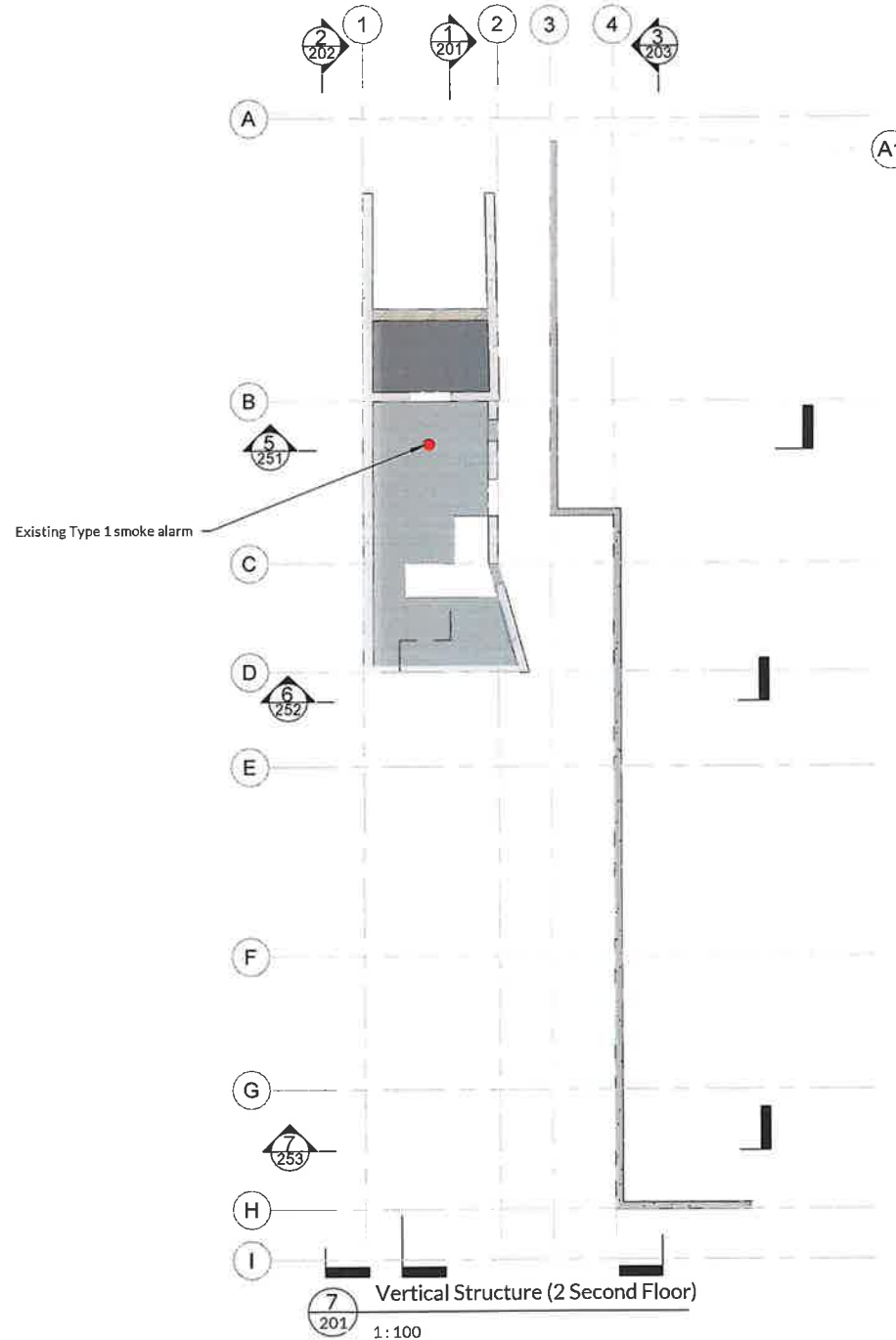
Colour Legend
1:100

Notes:

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2. All exposed steel fixings to be stainless steel.
3. All exposed steel work to be hot dip galvanized as per SNZTS 3404-2018.
4. All concrete wall and roof cracks to be repaired by a concrete specialist. Reinforcing to be exposed and treated/replaced.

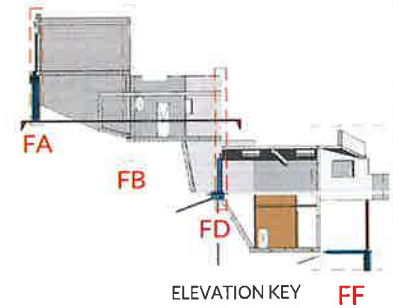


CONSTRUCTION MONITORING (CM)			
CM1	For Construction Monitoring	11/12/24	
BC1	For Building Consent	04/07/24	
CD1	For Review	15/03/24	
REV.	PURPOSE	DATE	
DTCE STRUCTURAL ENGINEERS			
CLIENT Marilyn Wallace			
PROJECT Seismic Retrofit Over 67%NBS 34 Upland Road, Flat E, Kelburn Wellington			
DRAWING Beams/Slabs Second Floor Plan			
SHEET 223303 - DR - 120 SCALE As indicated @A3		Drawn by Designed by Approved by	IWA ARW MJB
DTCE 04-475 7933 Floor 1, 11 Broderick Road, Johnsonville, Wellington 6037 info@dtce.co.nz		REVISION CM1	



Notes:

1. Do not scale from this drawing. Check all dimensions on site.
2. All exposed steel fixings to be stainless steel.
3. All exposed steel work to be hot dip galvanized as per SNZTS 3404-2018.
4. All concrete wall and roof cracks to be repaired by a concrete specialist. Reinforcing to be exposed and treated/replaced.



CONSTRUCTION MONITORING (CM)

CM1	For Construction Monitoring	11/12/24
BC2	RFI (For Building Consent)	27/09/24
BC1	For Building Consent	04/07/24
CD1	For Review	15/03/24
REV.	PURPOSE	DATE



CLIENT
Marilyn Wallace

PROJECT
Seismic Retrofit Over 67%NBS
34 Upland Road, Flat E, Kelburn
Wellington

DRAWING
Vertical Structure
First Floor
Plan

SHEET
223303-DR-125
SCALE As Indicated @A3

Drawn by
Designed by
Approved by

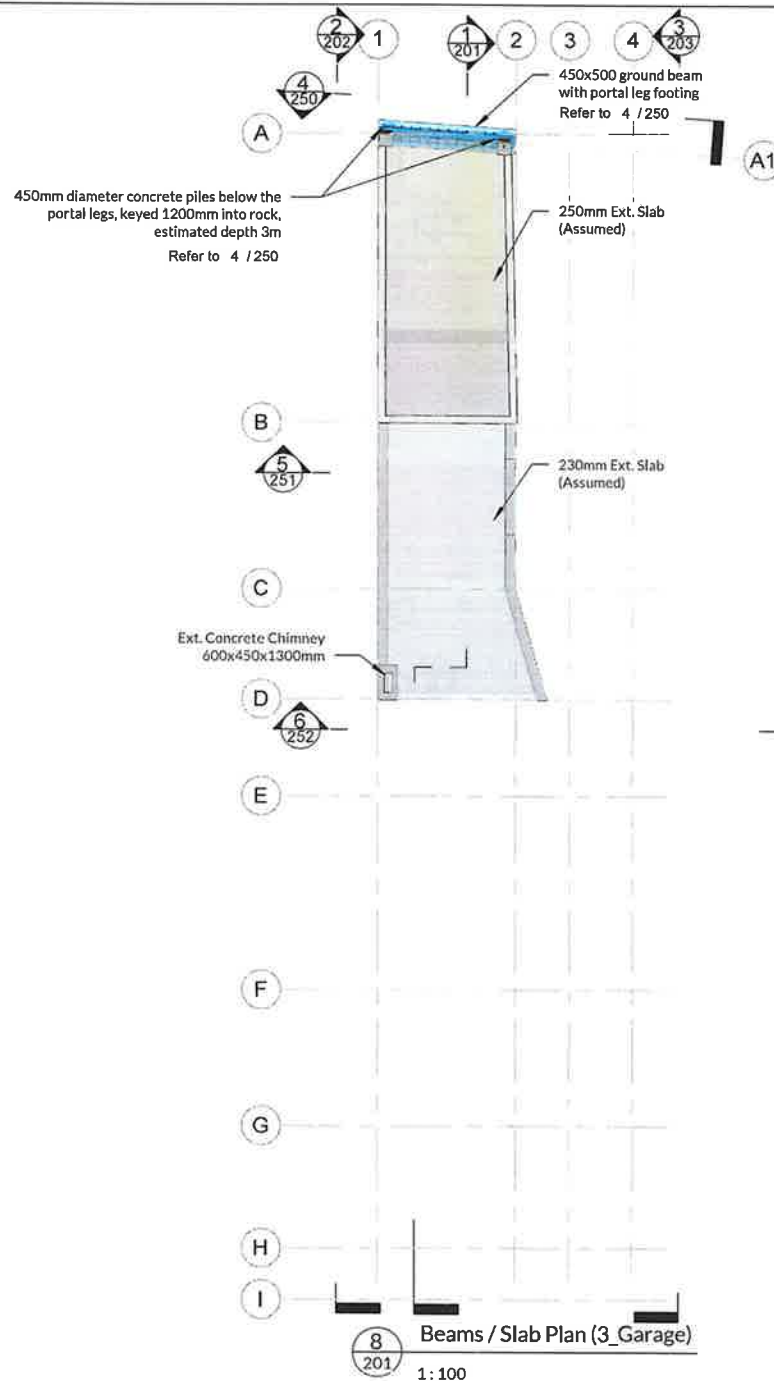
IVA
ARW
MJB

DTCE
04-475 7933
Floor 1, 11 Broderick Road, Johnsonville, Wellington 6037
info@dtce.co.nz

REVISION
CM1

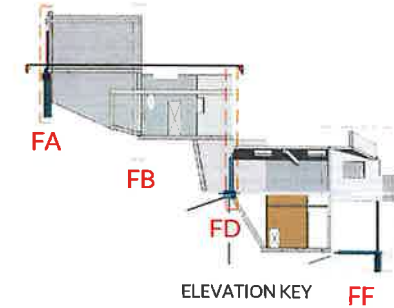
- New Concrete Structure
- New Steel Structure
- Ext. Concrete Structure

Colour Legend
1:100



Notes:

1. Do not scale from this drawing. Check all dimensions on site.
2. All exposed steel fixings to be stainless steel.
3. All exposed steel work to be hot dip galvanized as per SNZTS 3404-2018.
4. All concrete wall and roof cracks to be repaired by a concrete specialist. Reinforcing to be exposed and treated/replaced.



- New Concrete Structure
- New Steel Structure
- Ext. Concrete Structure

Colour Legend

1 : 100

CONSTRUCTION MONITORING (CM)

CM1	For Construction Monitoring	11/12/24
BC3	For Building Consent (RFI)	27/11/24
BC2	For Building Consent (Var: Garage Amendment)	30/10/24
BC1	For Building Consent	04/07/24
CD1	For Review	15/03/24
REV.	PURPOSE	DATE



CLIENT
Marilyn Wallace

PROJECT
Seismic Retrofit Over 67%NBS
34 Upland Road, Flat E, Kelburn
Wellington

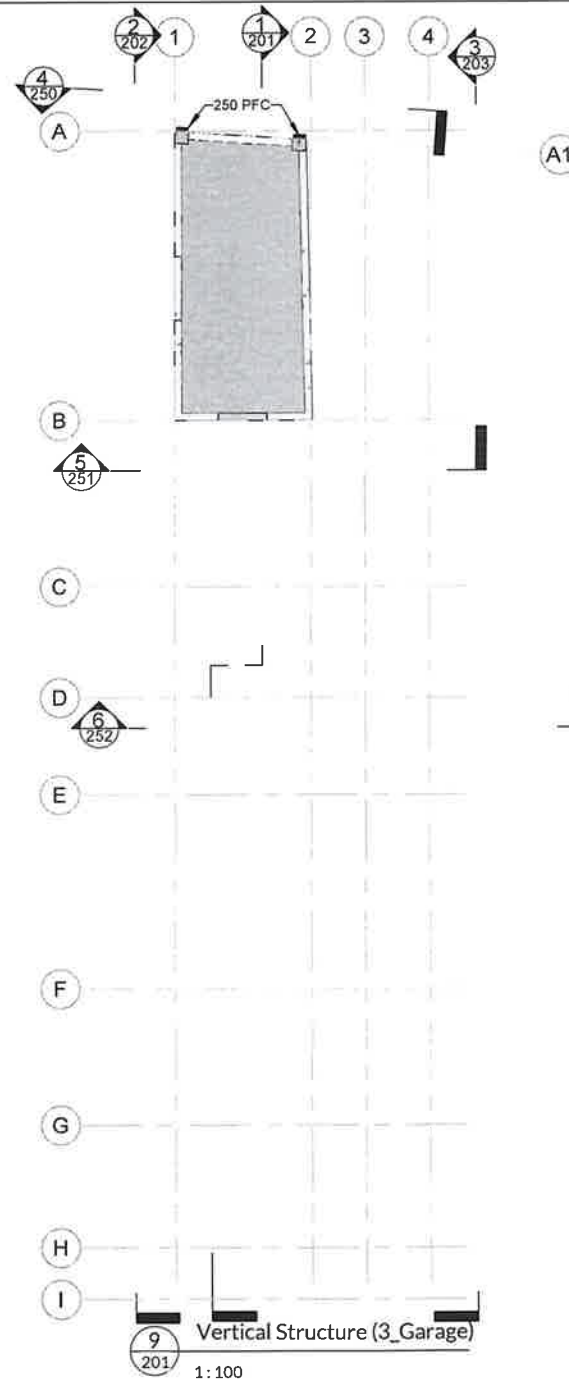
DRAWING
Beams/Slabs
Second Floor
Plan

SHEET
223303 - DR - 130
SCALE As indicated @A3

Drawn by IVA
Designed by ARW
Approved by MJB

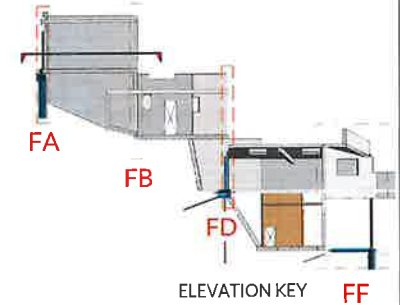
DTCE
04-475 7933
Floor 1.11 Broderick Road, Johnsonville, Wellington 6037
Info@dtce.co.nz

REVISION
CM1



Notes:

1. Do not scale from this drawing. Check all dimensions on site.
2. All exposed steel fixings to be stainless steel.
3. All exposed steel work to be hot dip galvanized as per SNZTS 3404-2018.
4. All concrete wall and roof cracks to be repaired by a concrete specialist. Reinforcing to be exposed and treated/replaced.



CONSTRUCTION MONITORING (CM)

CM1	For Construction Monitoring	11/12/24
BC2	For Building Consent (Val / Garage Amendment)	30/10/24
BC1	For Building Consent	04/07/24
CD1	For Review	15/03/24
REV.	PURPOSE	DATE



CLIENT
Marilyn Wallace

PROJECT
Seismic Retrofit Over 67%NBS
34 Upland Road, Flat E, Kelburn
Wellington

DRAWING
Vertical Structure
First Floor
Plan

SHEET
223303 - DR - 135
SCALE As Indicated @A3

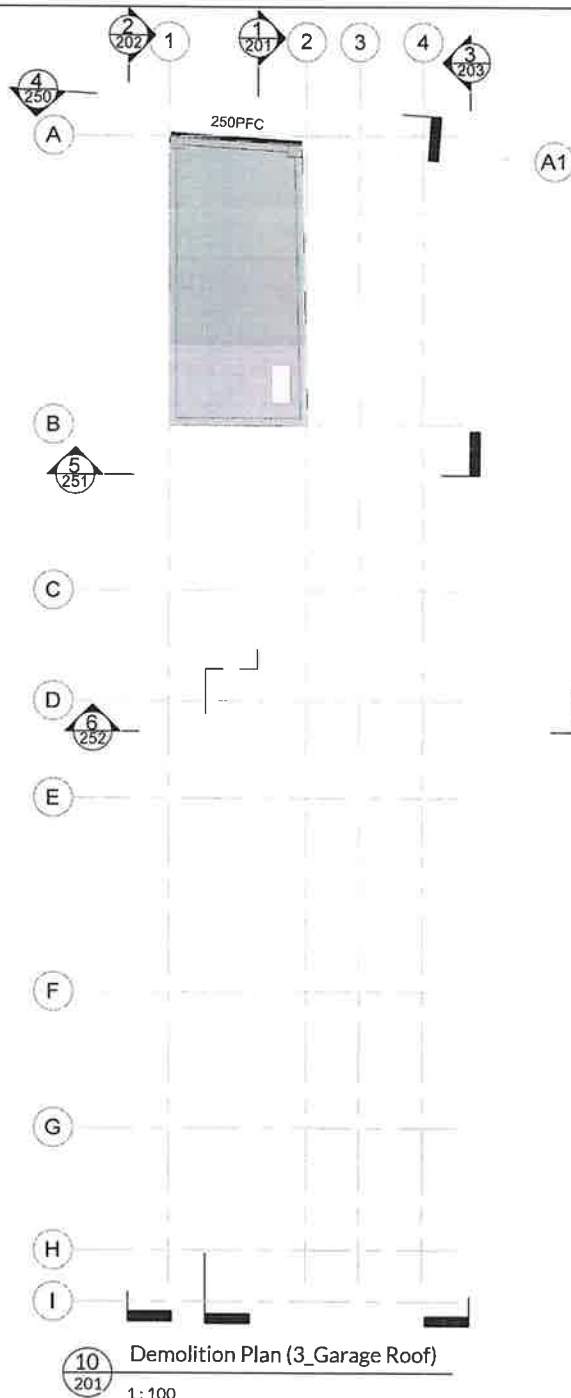
Drawn by
Designed by
Approved by
IVA
ARW
MJB

DTCE
04-475 7933
Floor 1, 11 Broderick Road, Johnsonville, Wellington 6037
info@dtce.co.nz

REVISION
CM1

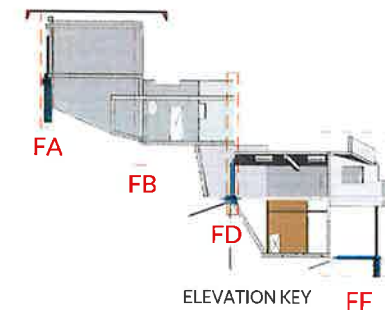
New Concrete Structure
New Steel Structure
Ext. Concrete Structure

Colour Legend
1 : 100



Notes:

1. Do not scale from this drawing. Check all dimensions on site.
2. All exposed steel fixings to be stainless steel.
3. All exposed steel work to be hot dip galvanized as per SNZTS 3404-2018.
4. All concrete wall and roof cracks to be repaired by a concrete specialist. Reinforcing to be exposed and treated/replaced.

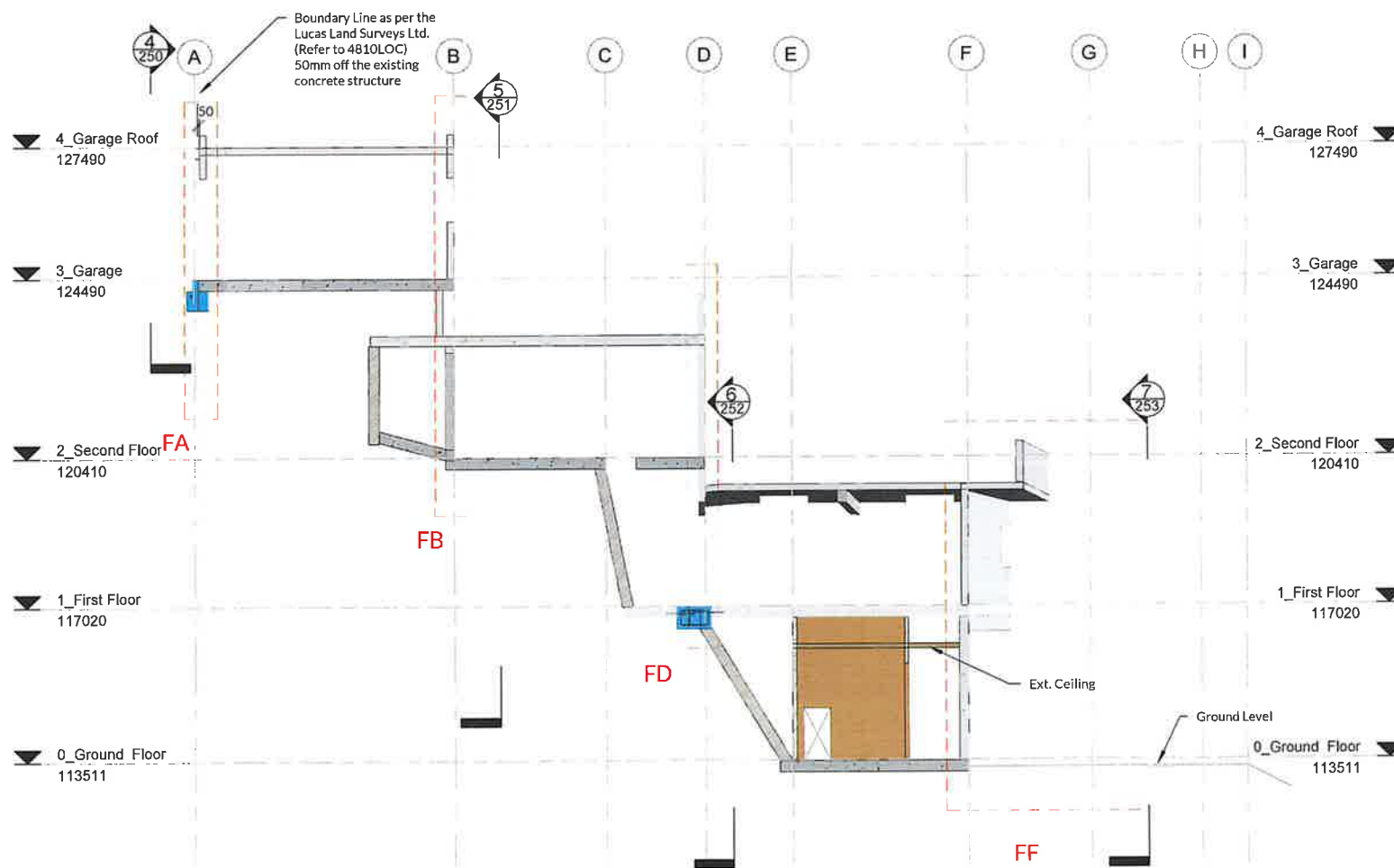


CONSTRUCTION MONITORING (CM)		
CM1	For Construction Monitoring	11/12/24
BC3	For Building Consent (Var: Garage Amendment)	30/10/24
BC2	RFI (For Building Consent)	27/09/24
BC1	For Building Consent	04/07/24
CD1	For Review	15/03/24
REV.	PURPOSE	DATE
DTCE STRUCTURAL ENGINEERS		
CLIENT Marilyn Wallace		
PROJECT Seismic Retrofit Over 67%NBS 34 Upland Road, Flat E, Kelburn Wellington		
DRAWING Beams/Slabs First Floor Plan		
SHEET 223303 - DR - 140 SCALE As indicated @A3		Drawn by Designed by Approved by IVA ARW MJB
DTCE 04-475 7933 Floor 1, 11 Broderick Road, Johnsonville, Wellington 6037 info@dtce.co.nz		REVISION CM1

- New Concrete Structure
 - New Steel Structure
 - Ext. Concrete Structure
- Colour Legend
- 1 : 100

Notes:

1. Do not scale from this drawing. Check all dimensions on site.
2. All exposed steel fixings to be stainless steel.
3. All exposed steel work to be hot dip galvanized as per SNZTS 3404-2018.
4. All concrete wall and roof cracks to be repaired by a concrete specialist. Reinforcing to be exposed and treated/replaced.



Section 1
1:100

- New Concrete Structure
- New Steel Structure
- Ext. Concrete Structure

Colour Legend
1:100

CONSTRUCTION MONITORING (CM)

CM1	For Construction Monitoring	11/12/24
BC3	For Building Consent (RFB)	27/11/24
BC2	For Building Consent (Var: Garage Amendment)	30/10/24
BC1	For Building Consent	04/07/24
CD2	For Review	30/04/24
REV.	PURPOSE	DATE



CLIENT
Marilyn Wallace

PROJECT
Seismic Retrofit Over 67%NBS
34 Upland Road, Flat E, Kelburn
Wellington

DRAWING
Longitudinal
Building
Section

SHEET
223303 - DR - 201
SCALE 1:100 @A3

DTCE
04-475 7933
Floor 1, 11 Broderick Road, Johnsonville, Wellington 6037
info@dtce.co.nz

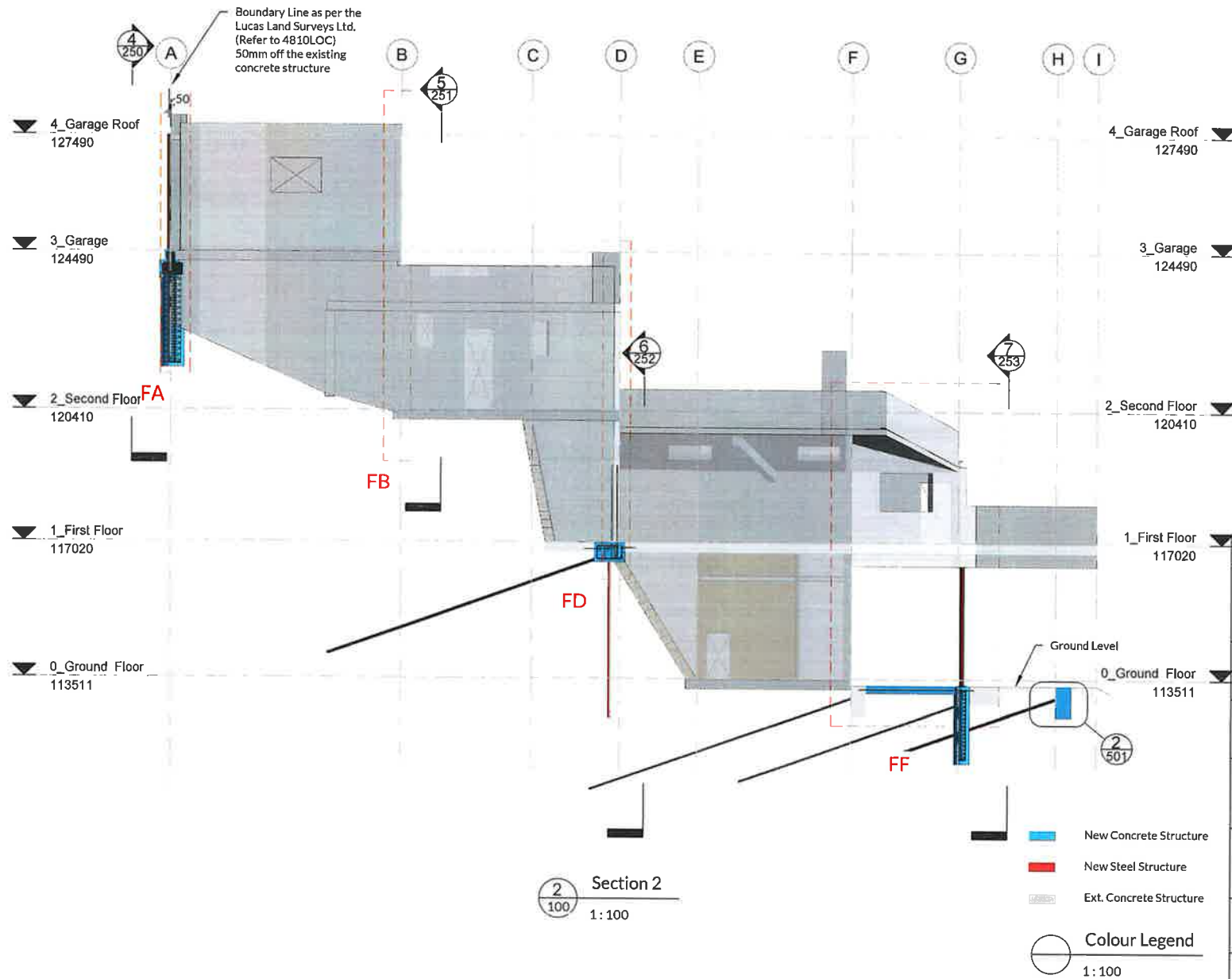
Drawn by
Designed by
Approved by

IVA
ARW
MJB

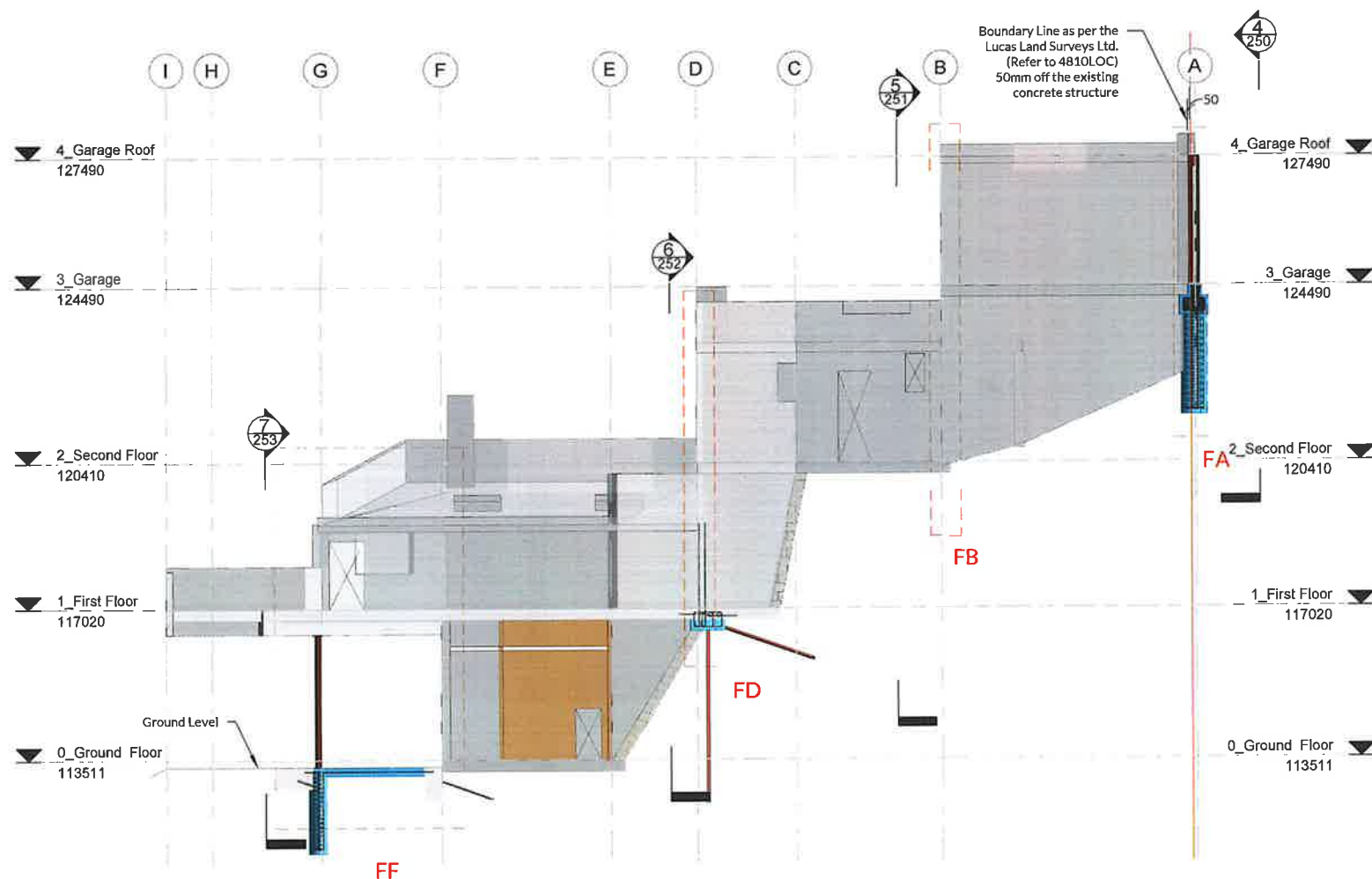
REVISION
CM1

Notes:

1. Do not scale from this drawing. Check all dimensions on site.
2. All exposed steel fixings to be stainless steel.
3. All exposed steel work to be hot dip galvanized as per SNZTS 3404-2018.
4. All concrete wall and roof cracks to be repaired by a concrete specialist. Reinforcing to be exposed and treated/replaced.



CONSTRUCTION MONITORING (CM)		
CM1	For Construction Monitoring	11/12/24
BC4	For Building Consent (R/F)	27/11/24
BC3	For Building Consent (Var: Garage Amendment)	30/10/24
BC2	For Building Consent	11/09/24
BC1	For Building Consent	04/07/24
REV.	PURPOSE	DATE
CLIENT		
Marilyn Wallace		
PROJECT		
Seismic Retrofit Over 67%NBS 34 Upland Road, Flat E, Kelburn Wellington		
DRAWING		
Longitudinal Building Section		
SHEET		
223303 - DR - 202		
SCALE 1 : 100 @A3		
Drawn by IVA Designed by ARW Approved by MJB		REVISION
DTCE 04-475 7933 Floor 1, 11 Broderick Road, Johnsonville, Wellington 6037 Info@dtce.co.nz		CM1



New Concrete Structure
New Steel Structure
Ext. Concrete Structure

Colour Legend
1:100

Notes:

1. Do not scale from this drawing.
Check all dimensions on site.

2. All exposed steel fixings to be stainless steel.

3. All exposed steel work to be hot dip galvanized as per SNZTS 3404-2018.

4. All concrete wall and roof cracks to be repaired by a concrete specialist. Reinforcing to be exposed and treated/replaced.

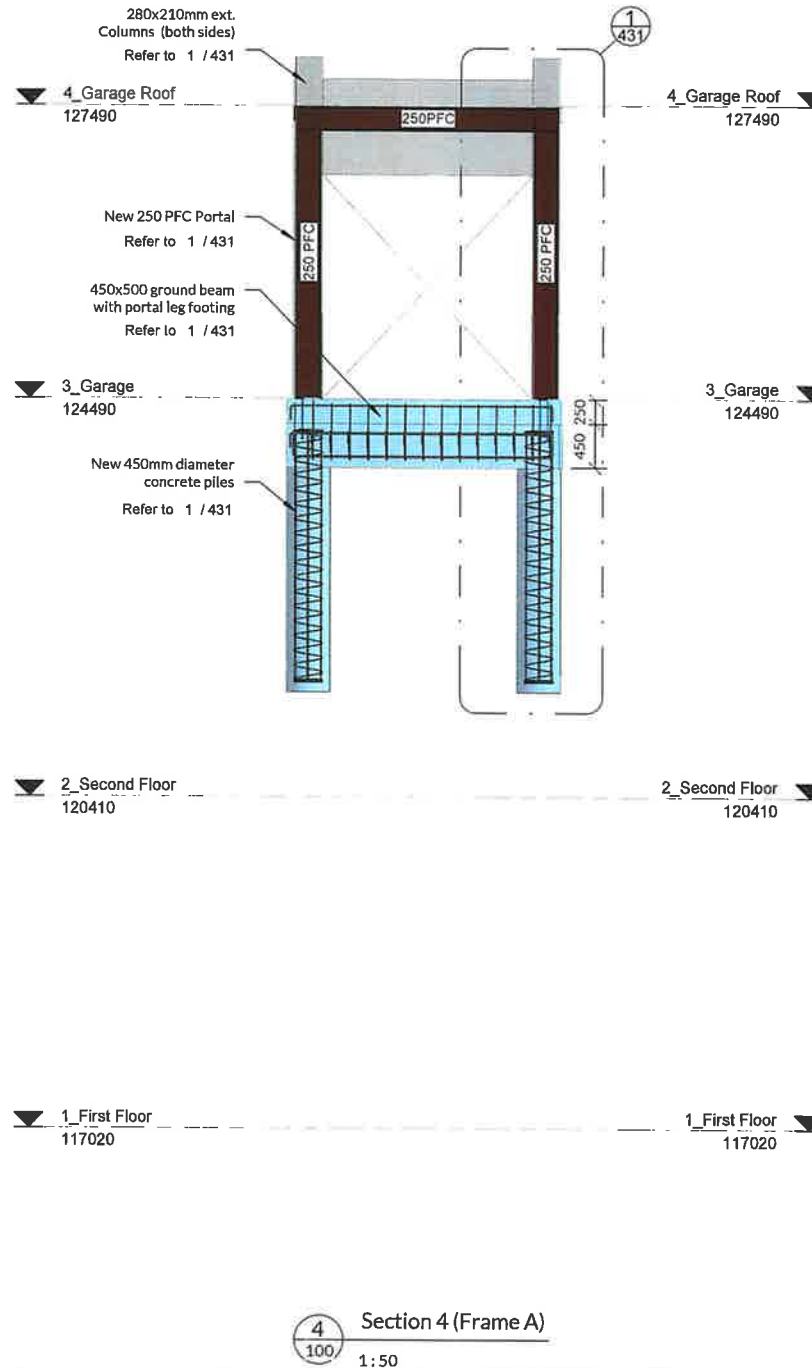
CONSTRUCTION MONITORING (CM)		
CM1	For Construction Monitoring	11/12/24
BC3	For Building Consent (RFI)	27/11/24
BC2	For Building Consent (Var: Garage Amendment)	30/10/24
BC1	For Building Consent	04/07/24
CD2	For Review	30/04/24
REV.	PURPOSE	DATE



DTCE

STRUCTURAL ENGINEERS

CLIENT		
Marilyn Wallace		
PROJECT		
Seismic Retrofit Over 67%NBS 34 Upland Road, Flat E, Kelburn Wellington		
DRAWING		
Longitudinal Building Section		
SHEET		Drawn by Designed by Approved by IVA ARW MJB
223303 - DR - 203		
SCALE 1: 100 @A3		
DTCE 04-475 7933 Floor 1, 11 Broderick Road, Johnsonville, Wellington 6037 info@dtce.co.nz		REVISION
		CM1



Notes:

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3. All exposed steel work to be hot dip galvanized as per SNZTS 3404-2018.
4. All concrete wall and roof cracks to be repaired by a concrete specialist. Reinforcing to be exposed and treated/replaced.

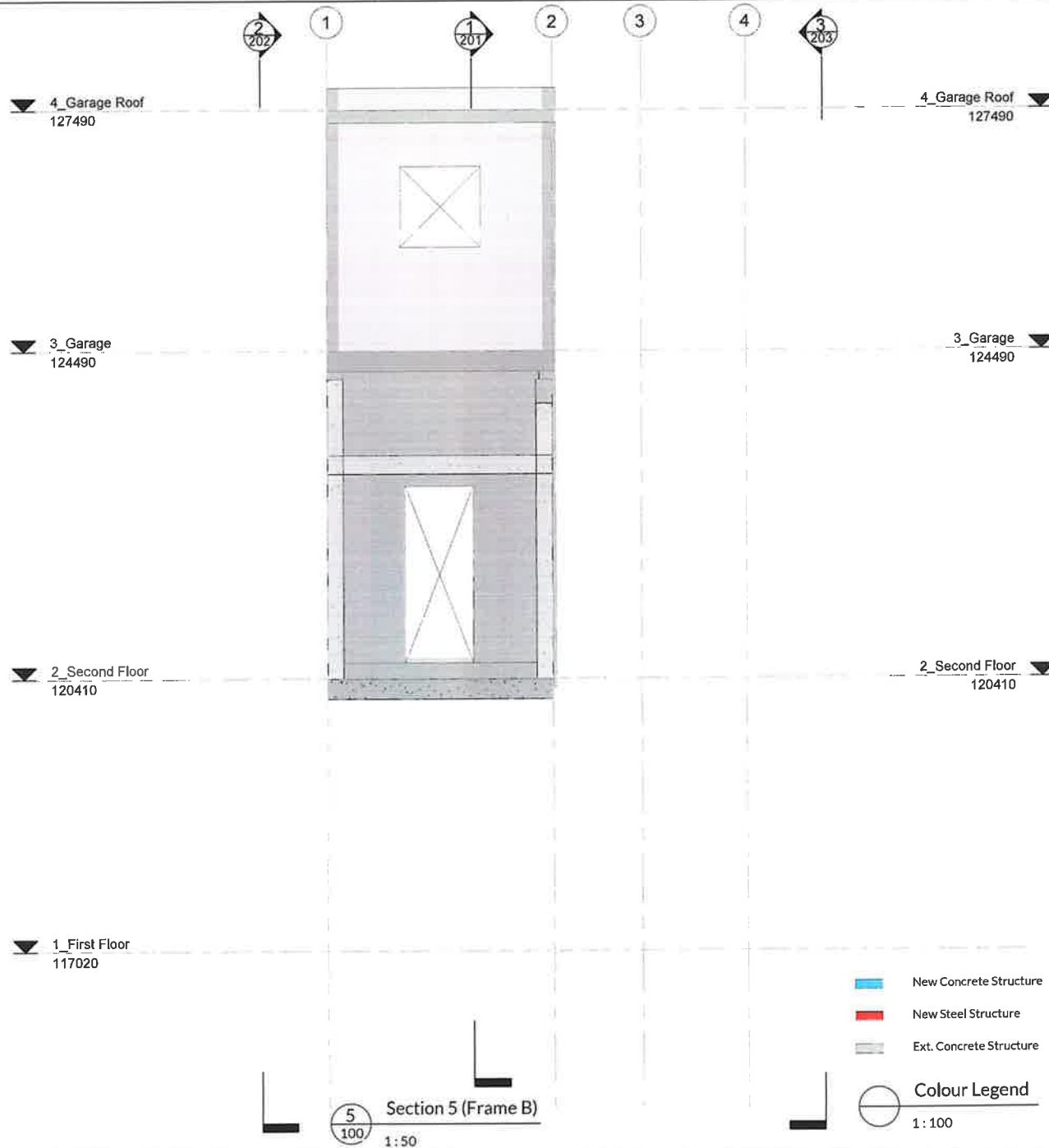


3D KEY

CONSTRUCTION MONITORING (CM)			
CM1	For Construction Monitoring	11/12/24	
BC2	For Building Consent (RFI)	27/11/24	
BC1	For Building Consent (Var: Garage Amendment)	30/10/24	
CD1	For Review	15/03/24	
REV.	PURPOSE	DATE	
CLIENT			
Marilyn Wallace			
PROJECT			
Seismic Retrofit Over 67%NBS 34 Upland Road, Flat E, Kelburn Wellington			
DRAWING			
Transverse Building Section			
SHEET		Drawn by	IVA
223303 - DR - 250		Designed by	ARW
SCALE As Indicated @A3		Approved by	MJB
DTCE 04-475 7933 Floor 1, 11 Broderick Road, Johnsonville, Wellington 6037 info@dtce.co.nz			REVISION
			CM1

- New Concrete Structure
- New Steel Structure
- Ext. Concrete Structure

Colour Legend
1 : 100



Notes:

1. Do not scale from this drawing. Check all dimensions on site.
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3D KEY

CONSTRUCTION MONITORING (CM)

CM1	For Construction Monitoring	11/12/24
BC2	For Building Consent (Var. Garage Amendment)	30/10/24
BC1	For Building Consent	04/07/24
CD1	For Review	15/03/24
REV.	PURPOSE	DATE



CLIENT

Marilyn Wallace

PROJECT

Seismic Retrofit Over 67%NBS
34 Upland Road, Flat E, Kelburn
Wellington

DRAWING

Transverse
Building
Section

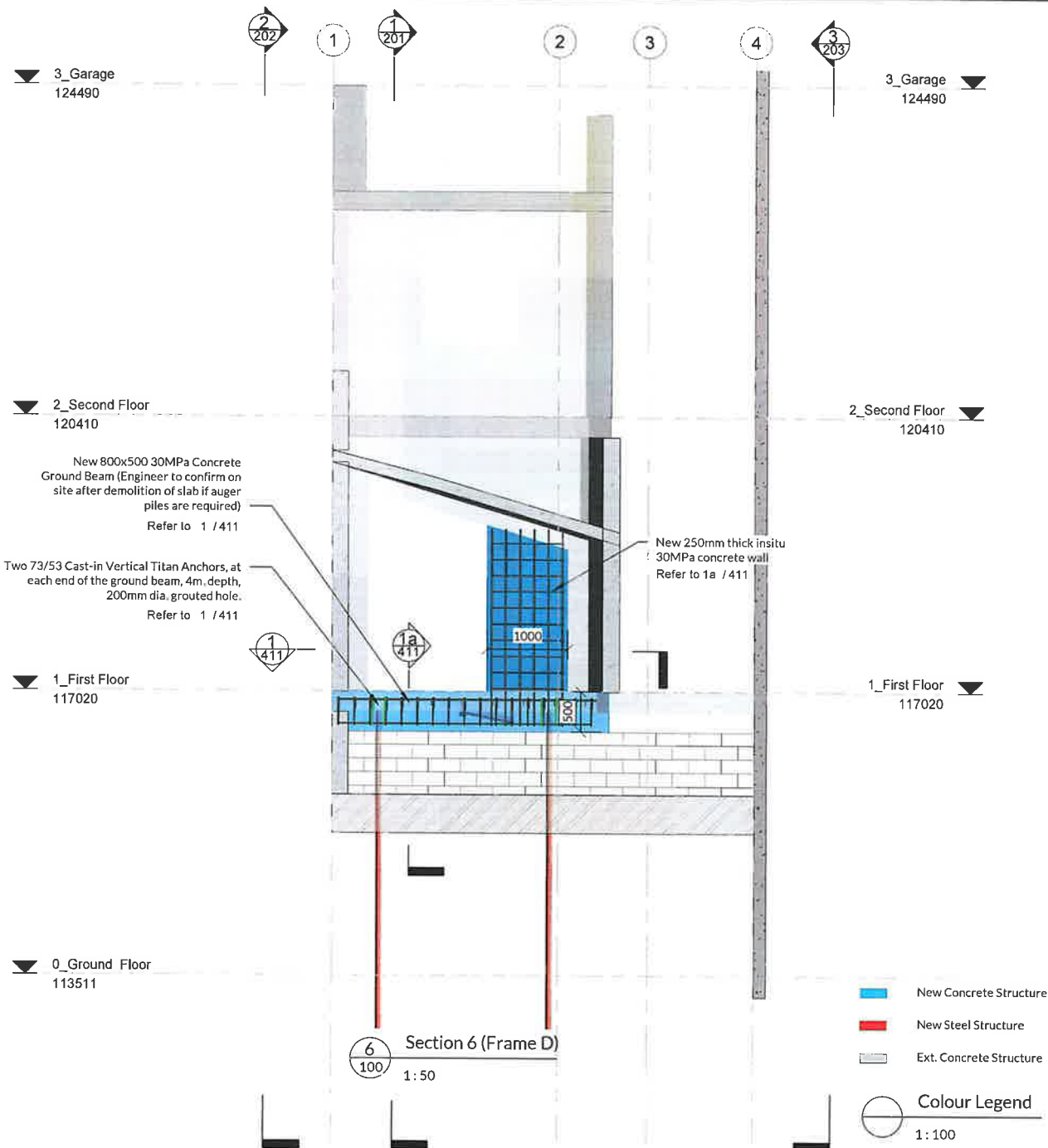
SHEET

223303-DR-251
SCALE As indicated @A3

Drawn by I/A
Designed by ARW
Approved by MJB

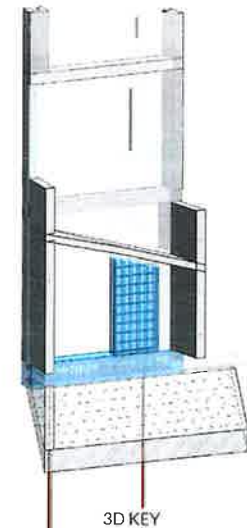
DTCE
04-475 7933
Floor 1, 11 Broderick Road, Johnsonville, Wellington 6037
info@dtce.co.nz

REVISION
CM1

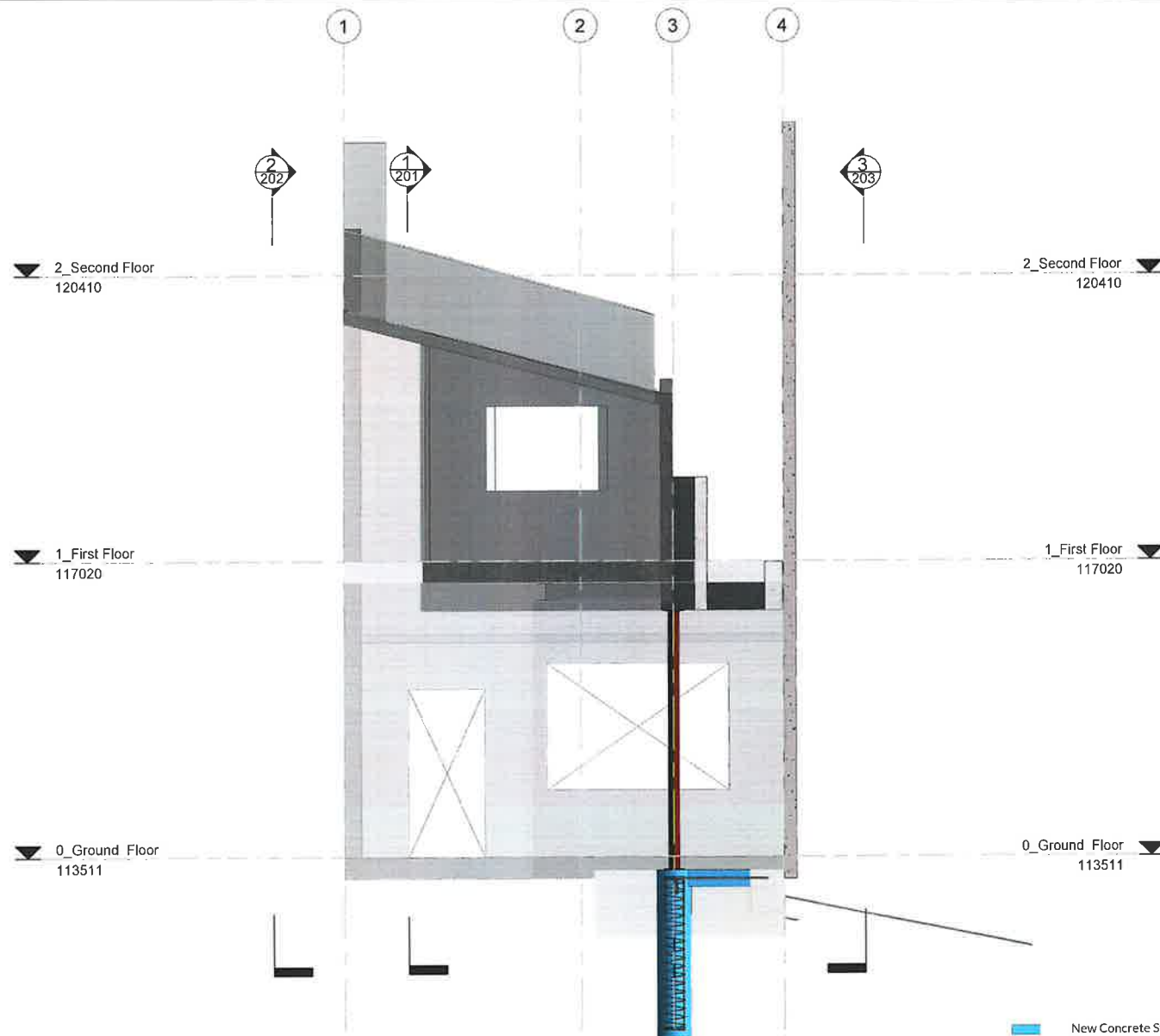


Notes:

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3. All exposed steel work to be hot dip galvanized as per SNZTS 3404-2018.
4. All concrete wall and roof cracks to be repaired by a concrete specialist. Reinforcing to be exposed and treated/replaced.



CONSTRUCTION MONITORING (CM)			
CM1	For Construction Monitoring	11/12/24	
BC1	For Building Consent	04/07/24	
CD1	For Review	15/03/24	
REV.	PURPOSE	DATE	
CLIENT			
Marilyn Wallace			
PROJECT			
Seismic Retrofit Over 67%NBS 34 Upland Road, Flat E, Kelburn Wellington			
DRAWING			
Transverse Building Section			
SHEET		Drawn by	JVA
223303 - DR - 252		Designed by	ARW
SCALE As indicated @A3		Approved by	MJB
OFFICE			REVISION
04-475 7933 Floor 1, 11 Broderick Road, Johnsonville, Wellington 6037 info@dtce.co.nz			CM1



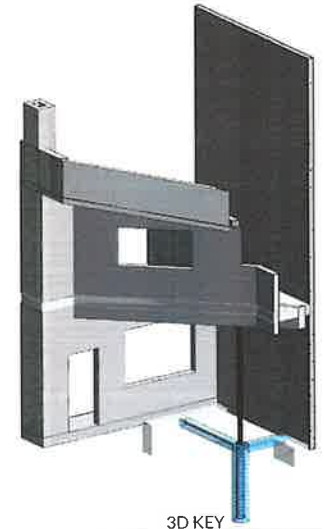
7
100
Section 7 (Frame F)
1: 50

New Concrete Structure
New Steel Structure
Ext. Concrete Structure

Colour Legend
1: 100

Notes:

1. Do not scale from this drawing. Check all dimensions on site.
2. All exposed steel fixings to be stainless steel.
3. All exposed steel work to be hot dip galvanized as per SNZTS 3404-2018.
4. All concrete wall and roof cracks to be repaired by a concrete specialist. Reinforcing to be exposed and treated/replaced.



3D KEY

CONSTRUCTION MONITORING (CM)

CM1	For Construction Monitoring	11/12/24
BC1	For Building Consent	04/07/24
CD2	For Review	30/04/24
CD1	For Review	15/03/24
REV.	PURPOSE	DATE



CLIENT
Marilyn Wallace

PROJECT
Seismic Retrofit Over 67%NBS
34 Upland Road, Flat E, Kelburn
Wellington

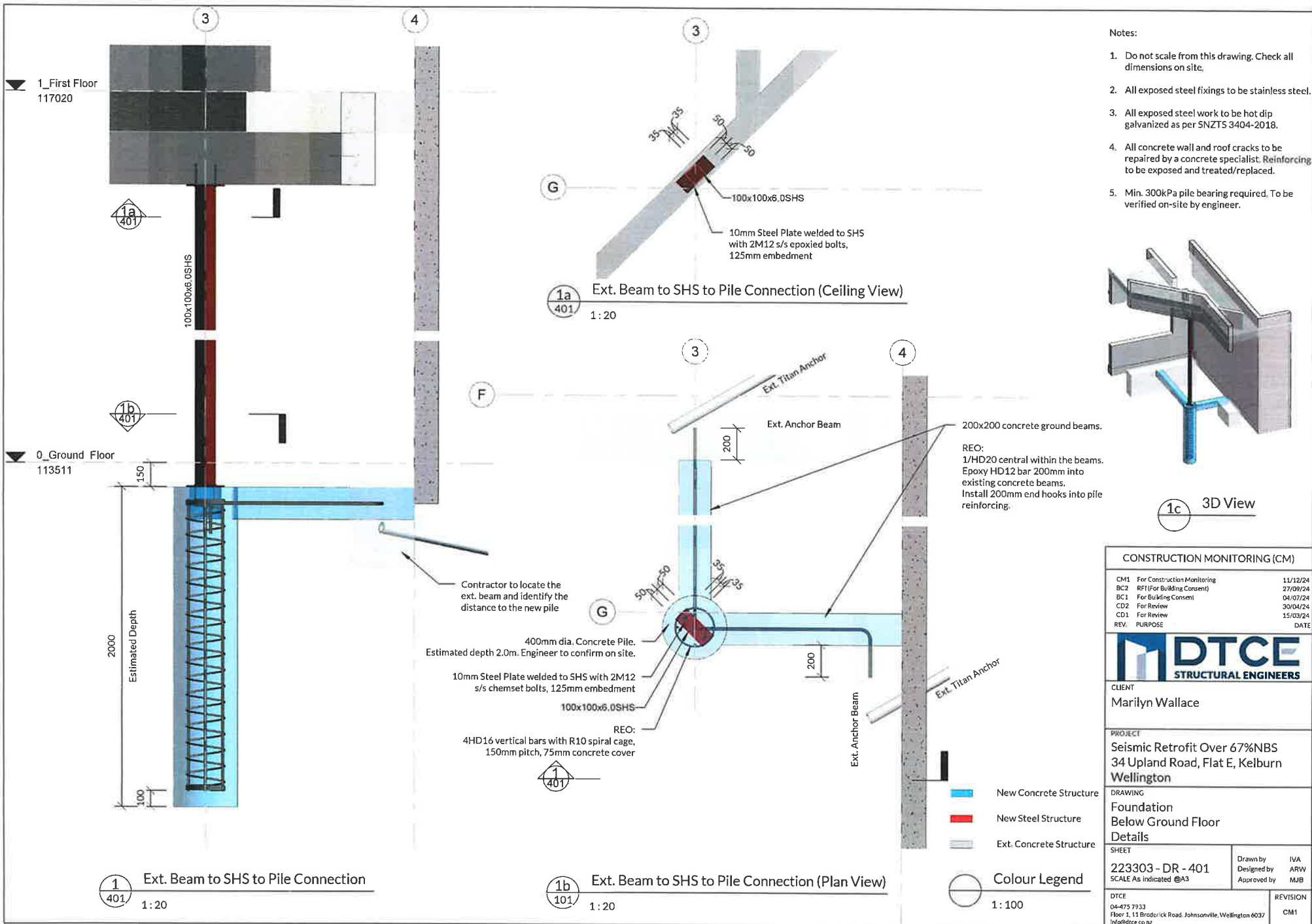
DRAWING
Transverse
Building
Section

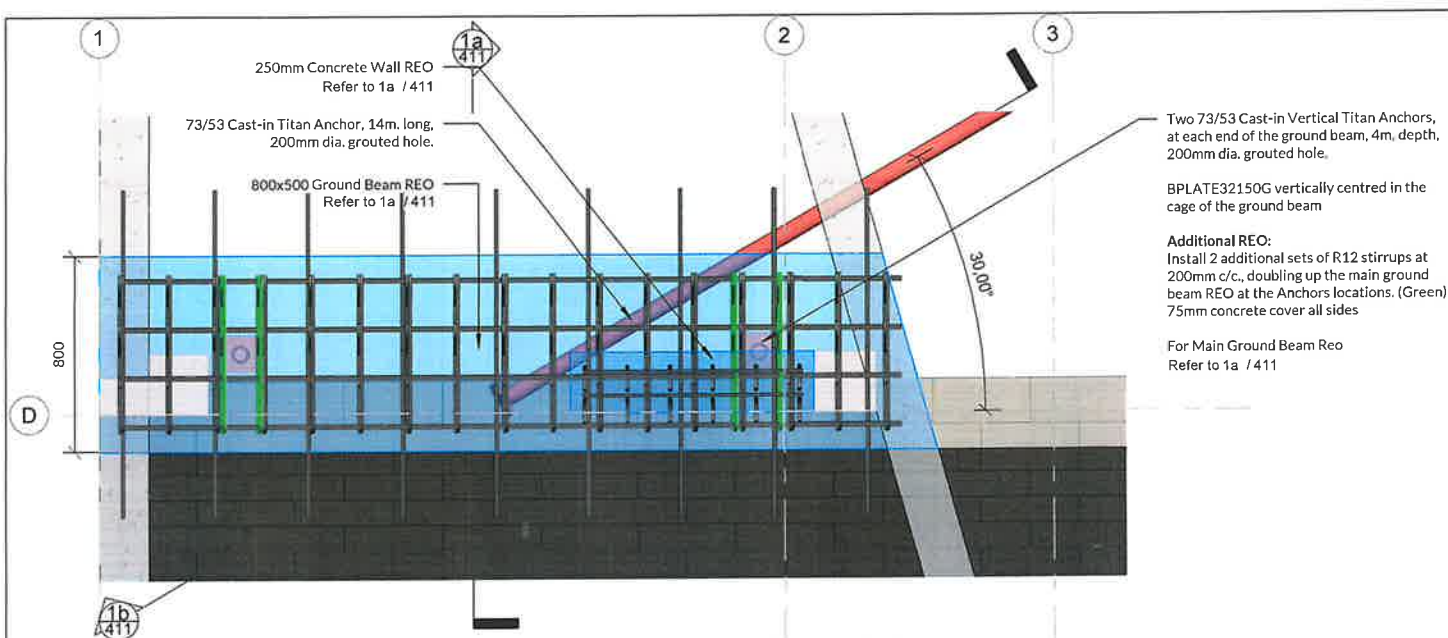
SHEET
223303 - DR - 253
SCALE As Indicated @A3

Drawn by
Designed by
Approved by
IVA
ARW
MJB

DTCE
04-475 7933
Floor 1.11 Broderick Road, Johnsonville, Wellington 6037
info@dtce.co.nz

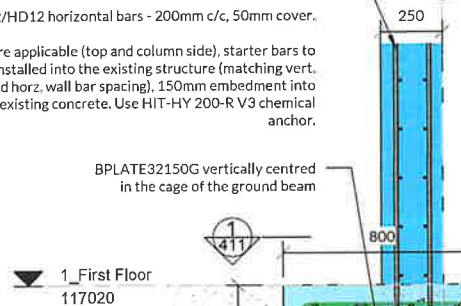
REVISION
CM1





Concrete Beam to Concrete Wall
1:20

Wall REO:
2/HD16 vertical bars - 200mm c/c (vertical bars to extend into ground beam with 180 degree end hooks.)
2/HD12 horizontal bars - 200mm c/c, 50mm cover.
Where applicable (top and column side), starter bars to be installed into the existing structure (matching vert. and horz. wall bar spacing), 150mm embedment into existing concrete. Use HIT-HY 200-R V3 chemical anchor.



BPLATE32150G vertically centred in the cage of the ground beam

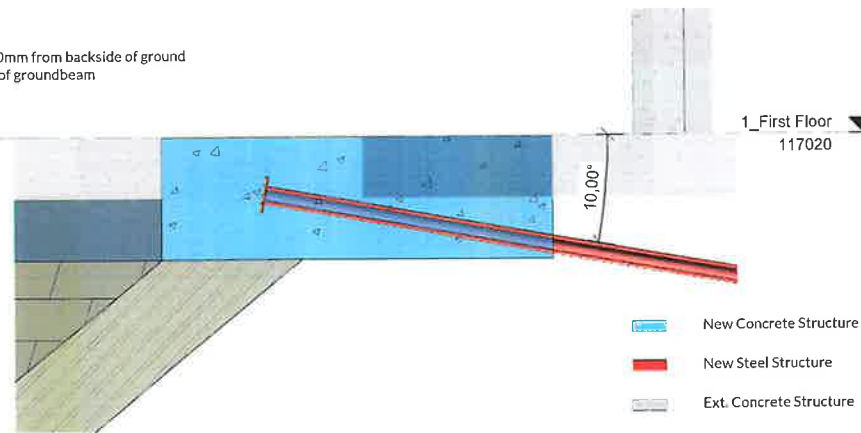
BPLATE32150G
Centre of plate to be max 200mm from backside of ground beam and 300mm from base of ground beam

1 First Floor
117020

Titan Anchor
Refer to 1 / 411

Main Ground Beam REO:
30MPa 800x500 Concrete Ground Beam.
8/HD20 with 2 Sets of R12 stirrups at 200mm c/c.
75mm concrete cover all sides.
Beam connection to existing foundations TBC once exposed.
Additional Piles to be installed due to the inadequate existing structure.
Refer to 1 / 411

Concrete Beam to Concrete Wall
1:20



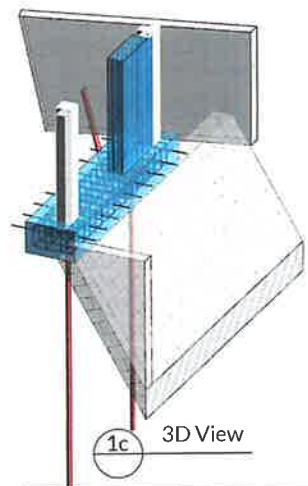
New Concrete Structure
New Steel Structure
Ext. Concrete Structure

Colour Legend

Concrete Beam to Anchor
1:20

Notes:

1. Do not scale from this drawing. Check all dimensions on site.
2. All exposed steel fixings to be stainless steel.
3. All exposed steel work to be hot dip galvanized as per SNZTS 3404-2018.
4. All concrete wall and roof cracks to be repaired by a concrete specialist. Reinforcing to be exposed and treated/replaced.
5. Min. 300kPa pile bearing required. To be verified on-site by engineer.



CONSTRUCTION MONITORING (CM)

CM1	For Construction Monitoring	11/12/24
BC2	RFI (For Building Consent)	27/09/24
BC1	For Building Consent	04/07/24
CD2	For Review	30/04/24
CD1	For Review	15/03/24
REV.	PURPOSE	DATE

DTCE
STRUCTURAL ENGINEERS

CLIENT
Marilyn Wallace

PROJECT
Seismic Retrofit Over 67%NBS
34 Upland Road, Flat E, Kelburn
Wellington

DRAWING
Foundation
Below Ground Floor
Details

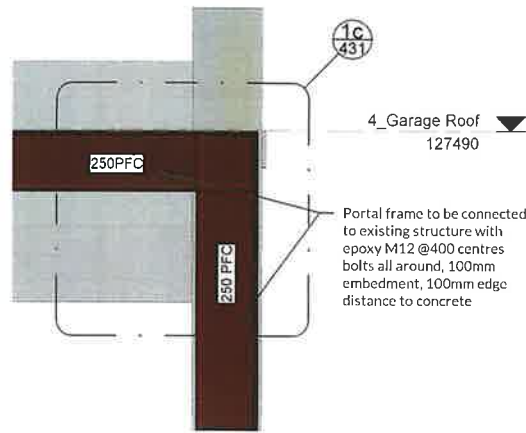
SHEET
223303-DR-411
SCALE As indicated @A3

Drawn by
Designed by
Approved by

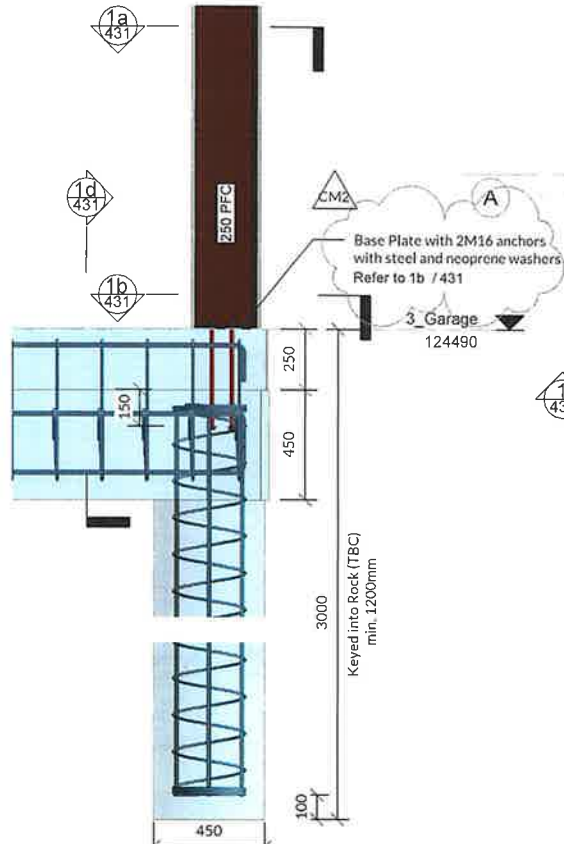
IVA
ARW
MJB

REVISION
CM1

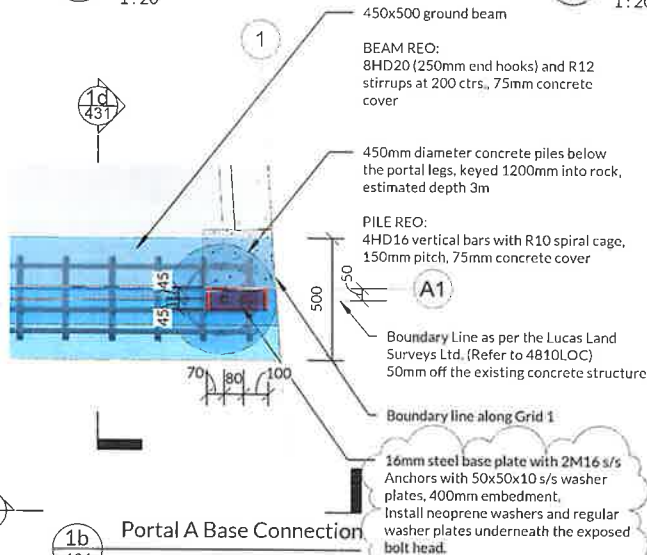
DTCE
06-473 7933
Floor 1, 11 Broderick Road, Johnsonville, Wellington 6037
info@dtce.co.nz



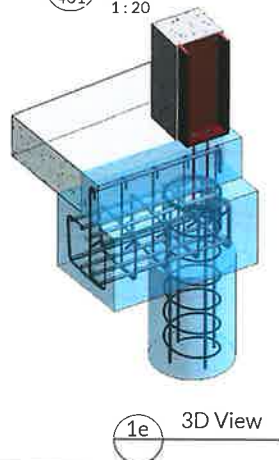
1a 431
1: 20
Portal Frame A Connection



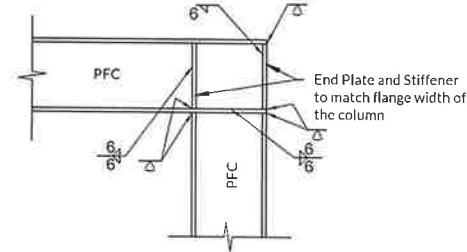
1 250
1: 20
Portal Frame A Connection



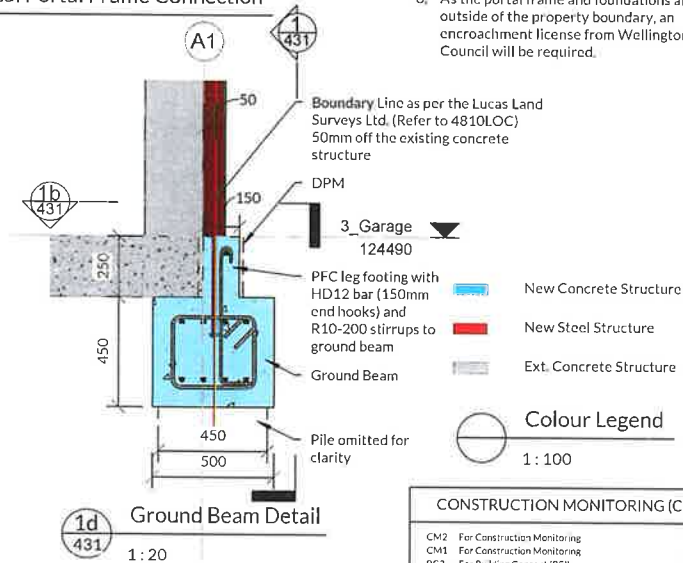
1b 431
1: 20
Portal A Base Connection



1e 3D View



1c 431
1: 20
Typical Portal Frame Connection



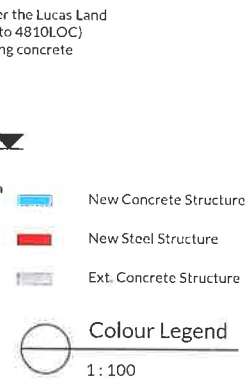
1d 431
1: 20
Ground Beam Detail



1f 3D View

Notes:

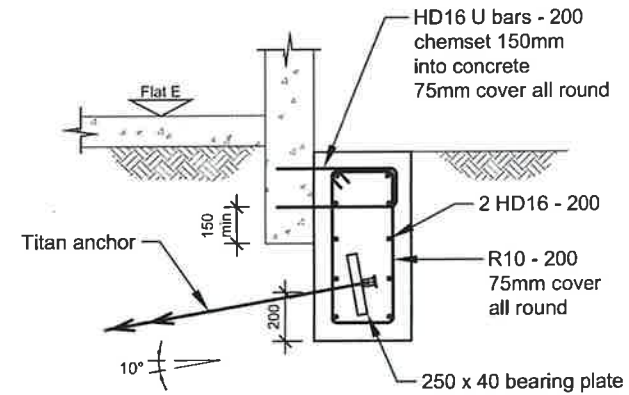
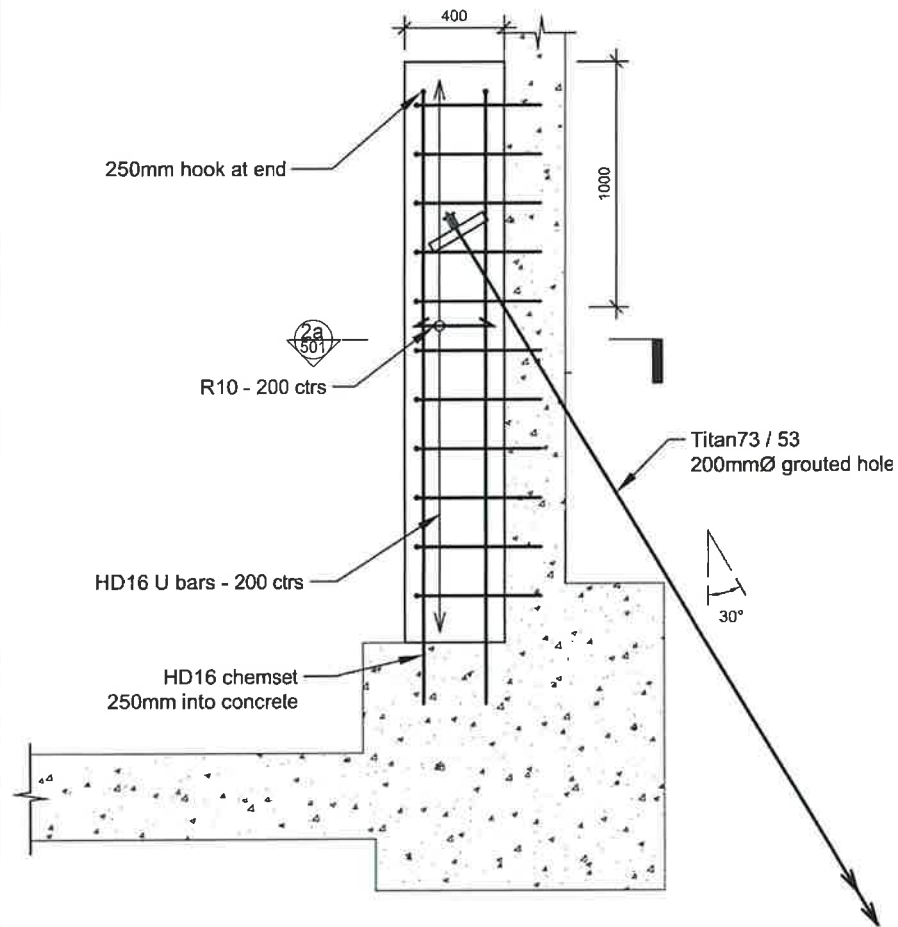
- Do not scale from this drawing. Check all dimensions on site.
- All exposed steel fixings to be stainless steel.
- All exposed steel work to be hot dip galvanized as per SNZTS 3404-2018.
- All concrete wall and roof cracks to be repaired by a concrete specialist. Reinforcing to be exposed and treated/replaced.
- Min. 300kPa pile bearing required. To be verified on-site by engineer.
- As the portal frame and foundations are outside of the property boundary, an encroachment license from Wellington City Council will be required.



CONSTRUCTION MONITORING (CM)			
CM2	For Construction Monitoring	06/01/25	
CM1	For Construction Monitoring	11/12/24	
BC2	For Building Consent (RFL)	27/12/24	
BC1	For Building Consent (Var: Garage Amendment)	30/10/24	
CD1	For Review	15/03/24	
REV.	PURPOSE	DATE	
CLIENT Marilyn Wallace			
PROJECT Seismic Retrofit Over 67%NBS 34 Upland Road, Flat E, Kelburn Wellington			
DRAWING Foundation Below Ground Floor Details			
SHEET 223303 - DR - 431 SCALE As indicated @A3		Drawn by IVA Designed by ARW Approved by MJB	
DTCE 06-475 7933 Floor 1, 11 Braderick Road, Johnsonville, Wellington 6037 info@dtce.co.nz			REVISION CM2

Notes:

1. Do not scale from this drawing. Check all dimensions on site.
2. All exposed steel fixings to be stainless steel.
3. All exposed steel work to be hot dip galvanized as per SNZTS 3404-2018.



CONSTRUCTION MONITORING (CM)

CM1 For Construction Monitoring	11/12/24
BC1 For Building Consent	11/09/24
REV. PURPOSE	DATE



CLIENT
Marilyn Wallace

PROJECT
Seismic Retrofit Over 67%NBS
34 Upland Road, Flat E, Kelburn
Wellington

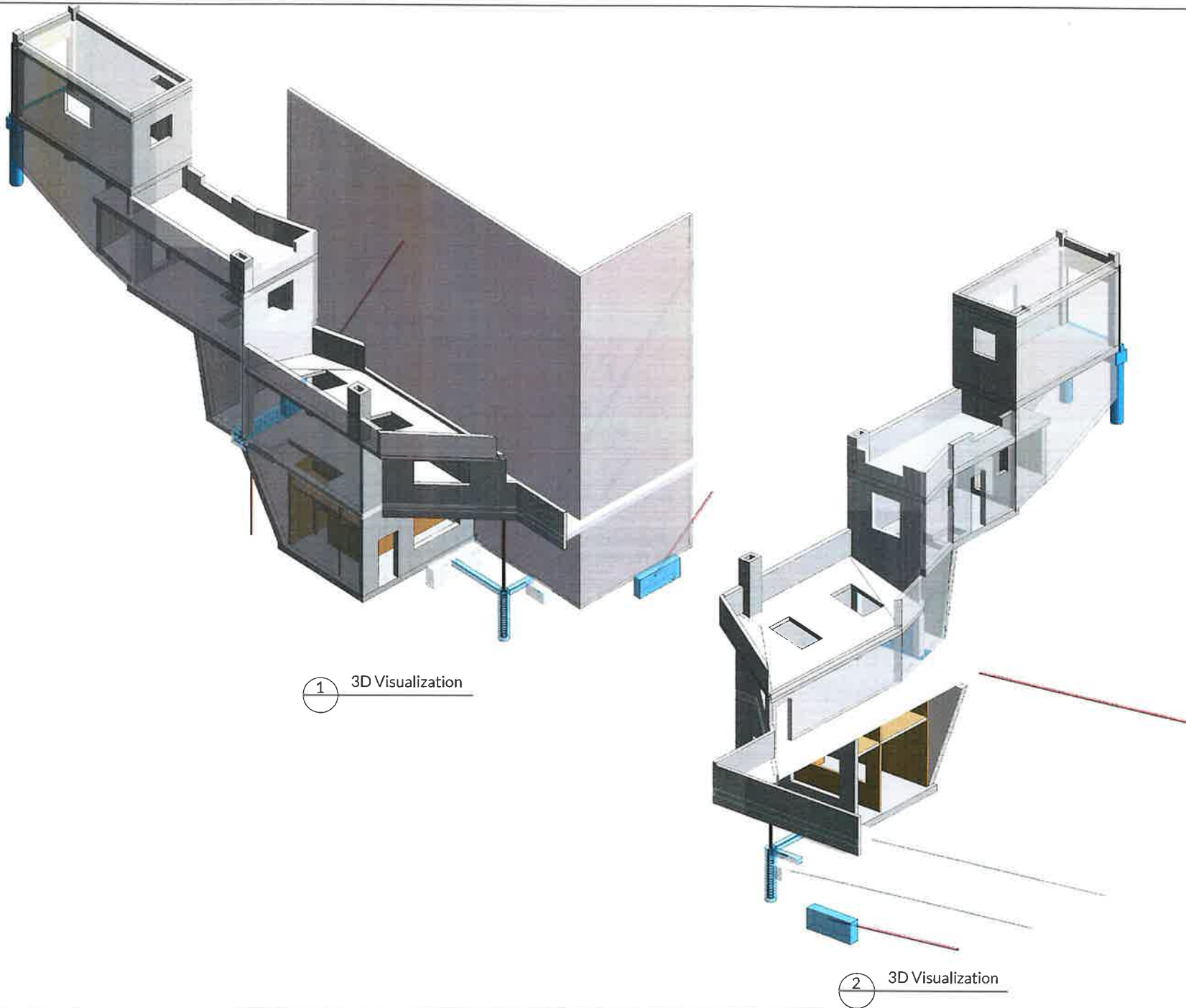
DRAWING
Framing
Below Ground Floor
Details

SHEET
223303 - DR - 501
SCALE 1:20 @A3

Drawn by I/A
Designed by ARW
Approved by MJB

DTCE
04-475 7933
Floor 1, 11 Broderick Road, Johnsonville, Wellington 6037
info@dtce.co.nz

REVISION
CM1



1 3D Visualization

2 3D Visualization

Notes:

1. Do not scale from this drawing.
Check all dimensions on site.

■ New Concrete Structure
■ New Steel Structure
■ Ext. Concrete Structure

Colour Legend
 1 : 100

CONSTRUCTION MONITORING (CM)		
CM1	For Construction Monitoring	11/12/24
BC4	For Building Consent (RFI)	27/11/24
BC3	For Building Consent (Var: Garage Amendment)	30/10/24
BC2	For Building Consent	11/09/24
BC1	For Building Consent	04/07/24
REV.	PURPOSE	DATE
		
CLIENT		
Marilyn Wallace		
PROJECT		
Seismic Retrofit Over 67%NBS 34 Upland Road, Flat E, Kelburn Wellington		
DRAWING		
3D Visualization Building 3D Views		
SHEET		Drawn by IVA
223303 - DR - 601		Designed by ARW
SCALE 1 : 100 @A3		Approved by MJB
DTCE 04-475 7923 Floor 1, 11 Broderick Road, Johnsonville, Wellington 6037 info@dtce.co.nz		REVISION
		CM1

Notes:

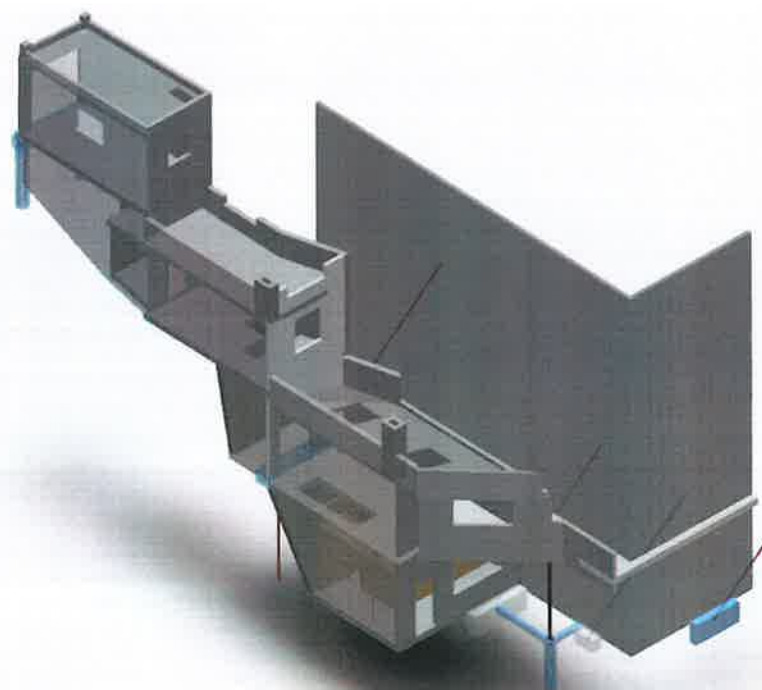
1. Do not scale from this drawing.
Check all dimensions on site.

AUTODESK Viewer > 223303_34 Upland Road_CM1_674BS.dwg

Views Model browser Properties Settings

Help Apps

Comments Print Screenshot Share



Home Fit Pan Zoom Orbit 1st Person Measure Section Explode Markup

TO WALK THROUGH AND REVIEW THE INDICATIVE 3D STRUCTURE PLEASE USE THE FOLLOWING LINK:

<https://autode.sk/3ZN0FKk> 

(INSTRUCTIONS: Copy and paste the red link into any internet browser and walk online through the structure as a 1st person visitor, using tools like "1st Person" or "Orbit".)

(USAGE DISCLAIMER: This 3D model is provided solely for the strengthening of the residential house. It should not be used for any other construction activities. Confidential information contained in this model should not be disclosed or shared without prior consent. No liability is assumed for any unintended use or consequences arising from the use of this model beyond its intended purpose. For inquiries regarding the use of this model, please contact DTCE Structural Engineers.)

CONSTRUCTION MONITORING (CM)		
CM1	For Construction Monitoring	11/12/24
BC4	For Building Consent (RFI)	27/11/24
BC3	For Building Consent (Var: Garage Amendment)	30/10/24
BC2	For Building Consent	11/09/24
BC1	For Building Consent	04/07/24
REV.	PURPOSE	DATE



CLIENT
Marilyn Wallace

PROJECT
Seismic Retrofit Over 67%NBS
34 Upland Road, Flat E, Kelburn
Wellington

DRAWING
3D Visualization
<https://autode.sk/3ZN0FKk>
3D Link

SHEET 223303 - DR - 701	Drawn by IVA
SCALE 1 : 50	Designed by ARW
	Approved by MJB

DTCE 04-475 7933 Floor 1.11 Broderick Road Johnsonville, Wellington 6037 info@dtce.co.nz	REVISION CM1
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Notes:

1. Do not scale from this drawing.
Check all dimensions on site.

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CONSTRUCTION MONITORING (CM)	
CM1 For Construction Monitoring BC1 For Building Consent REV. PURPOSE	11/12/24 04/10/24 DATE
CLIENT Marilyn Wallace	
PROJECT Seismic Retrofit Over 67%NBS 34 Upland Road, Flat E, Kelburn Wellington	
DRAWING Electronic CAD Transfer Disclaimer Disclaimer	
SHEET 223303 - DR - 702 SCALE 1 : 50	Drawn by IVA Designed by SUP Approved by KKE
DTCE 04-475 7933 Floor 1, 11 Broderick Road, Johnsonville, Wellington 6037 info@dtce.co.nz	REVISION CM1



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